

CONSTRUCTION REVIEW

CONTENTS FOR APRIL 1958

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At a Glance

CONSTRUCTION ACTIVITY IN MARCH--The dollar value of new construction put in place rose as is usual in March, to approximately \$3.4 billion, bringing the first-quarter total to \$9.7 billion--a little above the comparable 1957 figure. This year's first-quarter estimate reflects a 7-percent rise in public construction from the same 1957 period, owing primarily to rising expenditures for public housing and highways. Private outlays in the first 3 months of 1958 were unchanged from the year-earlier figure, with residential building accounting for the same proportion of the private total in both periods.

HOUSING STARTS IN FEBRUARY--Nonfarm housing starts failed to show the usual spring upturn in February and declined 6 percent to 65,000, as operations during the month were delayed by the abnormal amount of rain and snow and the unusually low temperatures that prevailed in many sections of the country. Private starts this February (50,000) were at a seasonally adjusted annual rate of 890,000--the lowest rate since the early months of 1949. During the first 2 months of 1958, construction was begun on 134,000 dwelling units (124,200 private and 9,800 public) and exceeded the comparable 1957 total by 4 percent.

FHA-VA ACTIVITY IN FEBRUARY--Housing starts under FHA programs declined 15 percent in February, but volume was above a year earlier for the sixth consecutive month, and at the end of this year's first 2 months, accounted for 20 percent of total private starts, compared with 14 percent in the same 1957 period. Applications for FHA mortgage insurance (excluding Capehart military housing) rose again in February, to the highest level since last August. VA starts continued to decline in February, bringing their share of all private housing down to only 5 percent, compared with 16 percent in February 1957. Although requests for VA appraisals edged up in February (1 percent), they were 82 percent below the year-earlier total.

HOUSING VACANCY RATES, FIRST QUARTER, 1958--Vacant dwelling units available for occupancy rose in the first quarter of 1958 to 2.8 percent of total dwelling units, from 2.5 percent in the fourth quarter of 1957. Units for rent as well as those for sale contributed to the increase with the rate for the former rising from 2.0 to 2.2 percent and that for the latter going from 0.5 to 0.6 percent. The new rates duplicate the record in the third quarter of 1956. Vacant seasonal dwelling units registered a new high at 3.5 percent. As a result of these changes the rate of occupied dwelling units fell to a low of 89.9 percent.

Geographically, higher rates of available vacancies were reported from the South and North Central States whereas no changes were reported from the Northeast and West.

NONFARM MORTGAGE RECORDINGS IN JANUARY--In accordance with the usual seasonal trend, the dollar volume of nonfarm mortgages recorded in January declined by 4 percent to \$1,782 million--8 percent below the January 1957 figure and the lowest for any January since 1954. The December-to-January as well as the over-the-year decline reflected a lower lending rate for all institutional groups. Compared with January 1957, decreases in mortgage recordings this January ranged from 5 percent for savings and loan associations to 17 percent for insurance companies. The average amount per mortgage this January (\$7,512) about equalled the year-ago average.

BUILDING PERMIT ACTIVITY IN FEBRUARY--Building permit valuations failed to show the usual upturn in February and edged off 3 percent to \$1.1 billion--9 percent below a year earlier and the lowest February total since 1954. The drop from both January 1958 and February 1957 mainly reflected decreased authorizations for new dwelling units, though permit volume was down also for industrial buildings. Comparing data for the first 2 months, this year's \$2.3-billion total was a little below the 1957 figure, as declines chiefly for industrial building more than offset over-the-year gains for stores and community buildings.

PUBLIC CONTRACT AWARDS IN JANUARY--Public contract awards declined 3 percent in January to \$684.5 million--26 percent below a year earlier and the lowest for any January since 1955. The decrease from December 1957 was almost entirely in awards for State and locally owned projects--mainly State highways, sewer and water systems, and hospitals. Award values increased over the month for most types of Federal work, especially military (Capehart) housing. Compared with January 1957, contract volume was lower this January for most major types of Federal work and for State and local

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schools, water systems, public service enterprises, and both federally aided and independent State highway construction. For independent State highways, awards this January were the lowest reported for any month since November 1947. The only substantial dollar increases from January 1957 were for sewer systems and Federal military (Capehart) housing.

CONSTRUCTION CONTRACTS IN FEBRUARY AND MARCH--The value of construction contracts awarded during the 12 months ending in February 1958, as reported by the F. W. Dodge Corp., was about the same as the total for the comparable 1957 period. Gains in engineering awards offset a decline in contracts for nonresidential building.

Reports of the Engineering News-Record on the value of large construction contracts awarded during the 12 months ending in March 1958 showed a continuation of the downtrend that prevailed throughout 1957 and the first 2 months of 1958, dropping 16 percent below the total for the 12-month period ending in March 1957. However, the rate of decline over the year has stabilized during the past several months, in contrast with the sharp downtrend indicated during the latter part of 1957.

CONSTRUCTION COSTS IN FEBRUARY--The Department of Commerce composite index remained at 138 (1947-49=100) in February, for the eighth consecutive month--2 percent above the index for February 1957. The over-the-year increase is the smallest in several years.

BUILDING MATERIALS PRICES IN FEBRUARY--The wholesale price index for building materials dropped fractionally in February to 130.1 (1947-49=100), primarily reflecting a seasonal lessening in demand for plumbing equipment, most types of softwood lumber, oak flooring, and softwood plywood. Slightly lower quotations were reported also for some heating equipment items and paint materials. These decreases were almost offset by fractional price increases for galvanized sheeting and concrete ingredients and products, and for Douglas fir lumber. The February 1958 index was about the same as a year earlier as increases for some items, chiefly paint, products made of steel, cement, concrete products, structural clay products, and asphalt roofing were offset by declines for lumber, millwork, softwood plywood, and plumbing and heating equipment.

CONSTRUCTION MATERIALS OUTPUT IN JANUARY 1958--The output of all construction materials in January 1958, as measured by the Department of Commerce new Composite Output Index, rose 7 percent over December but lagged 9 percent below the level of January 1957. Movements among the individual major groups from last month were mixed. Substantial advances took place in lumber and wood products; paint, varnish, and lacquer; asphalt roofing and siding products; and heating and plumbing equipment. Iron and steel products output was virtually unchanged from last month, whereas minor declines took place in millwork and in clay construction products. Portland cement production was off 17 percent. All groups were at levels below January 1957, with declines ranging from 1 percent for lumber and wood products to 22 percent for asphalt roofing and siding products.

CONTRACT CONSTRUCTION EMPLOYMENT IN FEBRUARY--Employment in contract construction declined more than usual in February (by 219,000), partly because of unusually bad weather in most parts of the country. The February 1958 total (2,391,000) was 282,000 below the comparable 1957 figure and was lower than for any month since February 1955. Detailed information now available through January 1958 indicates that employment declined from December on all types of contract construction, whereas losses from January 1957 affected workers primarily in general building and highway construction. Employment in the special trades as a group and in heavy engineering was higher in January of this year than in any previous January.

HOURS AND EARNINGS IN JANUARY--Average weekly earnings in contract construction increased by \$1.60 in January to \$107.04--\$8.49 more than in January 1957 and higher than for any previous January. The gains from both December 1957 and January 1957 reflect the combined effects of higher wage rates and a slightly longer workweek. Chiefly because of generally mild weather this January, average weekly hours were up 0.3 hour from December (to 35.8 hours), contrary to the decline usual for the month, and were 1.1 hours more than a year earlier. All groups of contractors reported higher earnings this January than in January 1957, but the largest increase in weekly pay occurred in general building, on which the average workweek rose the most over the year--by almost 2 hours.

Components of Change in the Housing Inventory of the United States, 1950-56 ¹

S. E. DRIMMER*

The greatest home-building boom in history has pushed the housing inventory in the United States to a record height. Preliminary results of the 1956 National Housing Inventory conducted by the Bureau of the Census, U. S. Department of Commerce, indicate a total of approximately 55,340,000 dwelling units as of December 31, 1956, a net increase of 9.4 million, or 20 percent, since April 1, 1950 (table 1). The average annual gain of about 1,390,000 dwelling units during this period substantially exceeded the average of 870,000 units between 1940 and 1950.

TABLE 1.—HOUSING INVENTORY IN THE UNITED STATES, APRIL 1, 1950 AND DECEMBER 31, 1956

Location	(Thousands of dwelling units)				Percent distribution		
	Housing inventory		Net increase		Inventory		Net increase
	Dec. 31, 1956	Apr. 1, 1950	Number	Percent	Dec. 31, 1956	Apr. 1, 1950	
United States, total.....	55,340	45,980	9,360	20.4	100	100	100
Standard metropolitan areas:							
All S.M.A.'s.....	31,620	25,620	6,000	23.4	57	56	64
Outside S.M.A.'s.....	23,720	20,360	3,360	16.5	43	44	36
Regions:							
Northeast.....	14,200	12,050	2,150	17.8	26	26	23
North Central.....	15,850	13,750	2,100	15.3	28	30	22
South.....	16,630	13,650	2,980	21.8	30	30	32
West.....	8,660	6,530	2,130	32.6	16	14	23

Source: Bureau of the Census, 1956 National Housing Inventory (preliminary).

This is the first time that comprehensive data have been collected on the kinds of changes that affect the housing supply. These components of change were essentially of two types, additions to and losses from the inventory, the difference constituting the net gain. Additions consisted of new construction, conversions (dividing one dwelling unit into two or more), and other changes, such as creating dwelling units from nonresidential space, transient accommodations and rooming houses, while losses were attributable to demolition, merging two or more units into fewer units, and various other withdrawals of units due to existing living quarters having been changed into nonresidential space, rooming houses, and the like, or having been lost through disaster.

The pace of housing activity between 1950 and 1956 was stimulated by various factors, among which were the pressure of strong population growth, urban renewal programs, accelerated movement to the suburbs and relatively liberal mortgage financing. Housing construction reached new peaks, with a total of 10.9 million new dwelling units added to the national inventory. Further gains were made by changes in existing structures, 710,000 units having resulted from conversions while 940,000 were created through other means. Conversely, losses to inventory took place when 1.1 million units were demolished, 670,000 were lost through merger, and 1.4 million were otherwise lost (table 2). The relative distribution of these components of change in the housing inventory among the 4 geographic regions is shown in the accompanying chart.

A significantly greater proportion of the housing activity took place in the standard metropolitan areas of the Nation as a group than in the territory outside those areas, due to a great extent to the higher concentration of urban renewal projects and suburban development. The housing inventory in

* Of the Office of Construction Statistics, Business and Defense Services Administration, U. S. Department of Commerce.

¹ Based on preliminary releases of the Bureau of the Census.

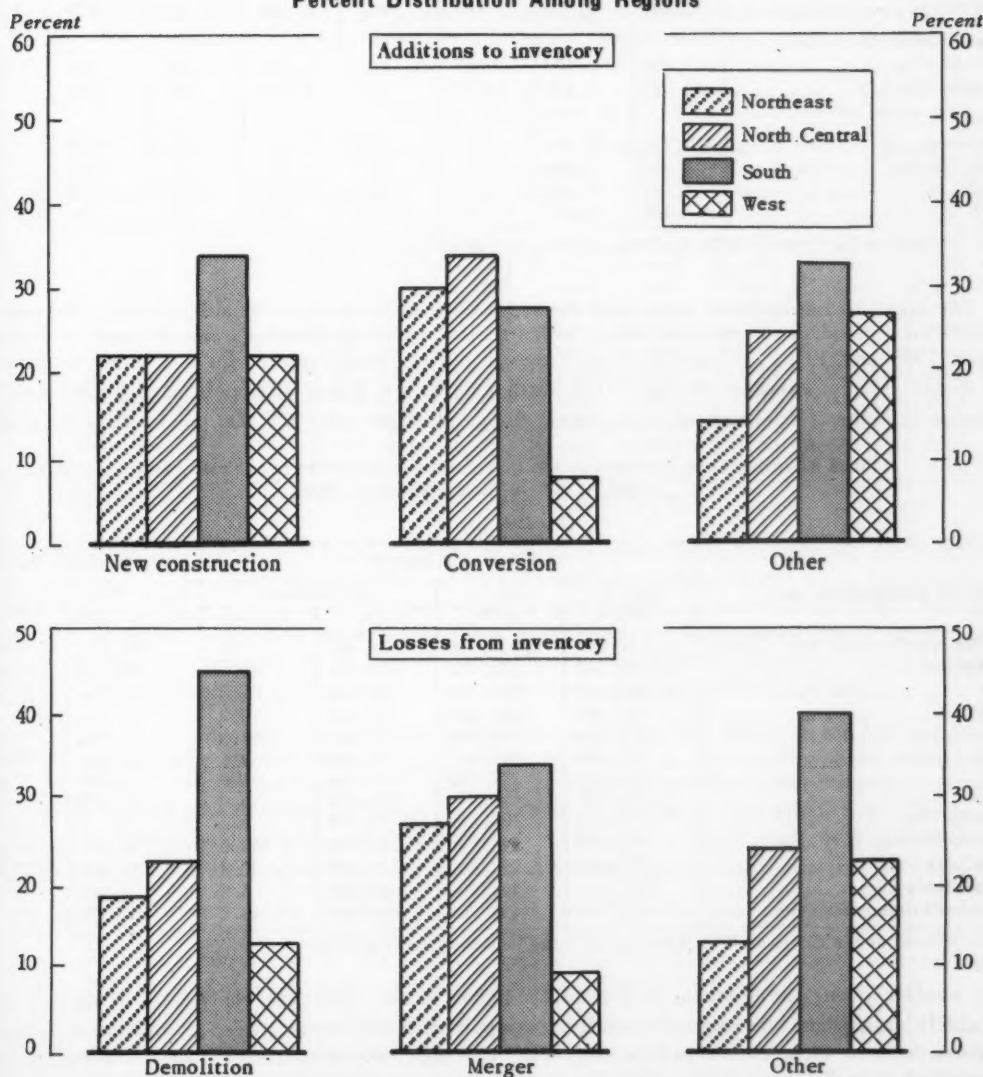
standard metropolitan areas increased by 6 million units, or 23 percent, while in the remaining part of the country it expanded by 3.4 million, a gain of about 16 percent. Furthermore, although in April 1950 the standard metropolitan areas contained 56 percent of the national housing inventory, they accounted for 64 percent of the total net increase.

Regionally, too, there was considerable variation in the extent to which changes in the housing inventory took place. Numerically, the South registered the largest net gain, almost 3 million dwelling units, close to one-third of the gain for the entire country; the other three regions shared the remainder

Components of Change in the Housing Inventory of the United States

APRIL 1, 1950–DECEMBER 31, 1956

Percent Distribution Among Regions



Source: Bureau of the Census, 1956 National Housing Inventory (preliminary).

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almost equally. The largest percentage increase, however, was in the West, where the housing inventory rose 33 percent under the impetus of a population growth rate twice that of the other regions. The North Central region, which had the largest housing inventory in 1950, showed the smallest net gain, 15 percent, and lost its first-place position, inventorywise, to the South.

TABLE 2.—COMPONENTS OF CHANGE IN THE HOUSING INVENTORY OF THE UNITED STATES,
APRIL 1, 1950-DECEMBER 31, 1956

(Thousands of dwelling units)

Location	Additions to inventory				Losses from inventory			
	Total	New construction	Conversion	Other	Total	Demo-lition	Merger	Other
United States.....	12, 570	10, 920	710	940	3, 210	1, 130	670	1, 410
Standard metropolitan areas:								
All S.M.A.'s.....	7, 680	6, 770	460	450	1, 680	640	390	650
Outside S.M.A.'s.....	4, 890	4, 150	250	490	1, 530	490	280	760
Regions:								
Northeast	2, 720	2, 370	210	140	570	210	180	180
North Central.....	2, 900	2, 420	240	240	800	260	200	340
South	4, 280	3, 770	200	310	1, 300	510	230	560
West	2, 670	2, 360	60	250	540	150	60	330

Source: Bureau of the Census, 1956 National Housing Inventory (preliminary).

The standard metropolitan areas also showed marked differences in housing activity. Information available on 9 standard metropolitan areas indicates that each experienced a net increase in inventory between 1950 and 1956, the numerical increase in general being greater for the larger metropolitan areas (table 3). For example, the New York-Northeastern New Jersey metropolitan area, the largest in the Nation in terms of dwelling units, registered the greatest net gain, 677,000 units, while Seattle, one

TABLE 3.—HOUSING INVENTORY IN SELECTED STANDARD METROPOLITAN AREAS,
APRIL 1, 1950 AND DECEMBER 31, 1956

(Dwelling units)

Standard metropolitan area	Housing inventory				Average annual increase	
	Dec. 31, 1956	Apr. 1, 1950	Net increase		Apr. 1, 1950- Dec. 31, 1956	1940-50
			Units	Percent		
New York-Northeastern New Jersey..	4, 631, 000	3, 954, 000	677, 000	17.1	100, 000	53, 000
Los Angeles	2, 131, 000	1, 522, 000	609, 000	40.1	90, 000	51, 000
Detroit	1, 084, 000	858, 000	226, 000	26.3	33, 500	21, 200
Boston	736, 000	667, 000	69, 000	10.4	10, 200	7, 000
Seattle	297, 000	252, 000	45, 000	17.8	6, 700	6, 900
Atlanta	275, 000	199, 000	76, 000	38.5	11, 300	5, 500
Dallas	258, 000	197, 000	61, 000	31.0	9, 000	7, 700
Chicago	1, 930, 000	1, 650, 000	280, 000	16.9	41, 500	26, 600
Chicago City.....	1, 165, 000	1, 106, 000	59, 000	5.3	8, 700	11, 700
Outside Chicago City	765, 000	544, 000	221, 000	40.6	32, 800	14, 900
Philadelphia	1, 277, 800	1, 052, 600	225, 200	21.4	33, 400	17, 700
Philadelphia City.....	641, 300	599, 900	41, 400	6.9	6, 100	6, 600
Outside Philadelphia City.....	636, 500	452, 700	183, 800	40.4	27, 300	11, 100

Source: Bureau of the Census, 1956 National Housing Inventory (preliminary).

of the smaller among the 9 areas, increased by 45,000 units. However, the rate of expansion varied quite widely among both the large and smaller metropolitan areas, ranging over-all from 10.4 percent in the Boston area to 40.1 percent in Los Angeles. The high rate of inventory gain in the Los Angeles area enabled it to displace Chicago as the second largest metropolitan area in the country from the standpoint of dwelling units.

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In addition to the numerical increase in dwelling-unit inventory between 1950 and 1956 in the 9 areas, there was, with one exception, a significant rise in the average annual increase over that of the preceding 10 years. Aside from Seattle, all areas showed an increase in this average, the Atlanta area having more than doubled its rate, 11,300 units added per year compared with 5,500 during the previous decade. The Seattle area was the only one in which the average annual increase remained at about the same level.

New construction, the principal source of additional housing units, accounted for 93 percent of total additions in the Dallas area, the highest proportion among the 9 metropolitan areas, while the lowest occurred in the Boston area, where it comprised 76 percent. The New York-Northeastern New Jersey metropolitan area added the largest number of new units, 738,000, equivalent to 88 percent of the total number of additions to its inventory (table 4).

TABLE 4.—COMPONENTS OF CHANGE IN THE HOUSING INVENTORY OF SELECTED STANDARD METROPOLITAN AREAS, APRIL 1, 1950-DECEMBER 31, 1956

Standard metropolitan area	(Dwelling units)							
	Additions to inventory				Losses from inventory			
	Total	New construction	Conversion	Other	Total	Demolition	Merger	Other
New York-Northeastern New Jersey ..	840,000	738,000	58,000	44,000	163,000	72,000	37,000	54,000
Los Angeles	703,000	630,000	11,000	62,000	94,000	29,000	7,000	58,000
Detroit.....	271,000	248,000	15,000	8,000	45,000	22,000	12,000	11,000
Boston.....	91,000	69,000	15,000	7,000	22,000	5,000	7,000	10,000
Seattle.....	58,000	51,000	2,000	5,000	13,000	5,000	3,000	5,000
Atlanta	92,000	85,000	5,000	2,000	16,000	7,000	6,000	3,000
Dallas	81,000	75,000	2,000	4,000	20,000	7,000	3,000	10,000
Chicago	354,000	306,000	24,000	24,000	74,000	31,000	22,000	21,000
Chicago City	116,000	83,000	14,000	19,000	57,000	25,000	16,000	16,000
Outside Chicago City ..	238,000	223,000	10,000	5,000	17,000	6,000	6,000	5,000
Philadelphia.....	264,500	234,800	22,900	6,800	39,300	7,900	16,300	15,100
Philadelphia City	65,300	45,200	15,100	5,000	23,800	4,500	10,700	8,600
Outside Philadelphia City	199,200	189,600	7,800	1,800	15,500	3,400	5,600	6,500

Source: Bureau of the Census, 1956 National Housing Inventory (preliminary).

Demolition removed a considerable number of dwelling units during this period, the greatest loss having occurred in the New York-Northeastern New Jersey area, where 72,000 units were demolished. The smallest number of units lost, 5,000, took place in both the Boston and Seattle areas. The relative importance of demolition among the causes of inventory loss varied somewhat among the metropolitan areas; in Detroit it accounted for 49 percent of all losses, the highest proportion of any of the areas, while the lowest occurred in Philadelphia, where demolition comprised only 20 percent.

Changes within existing structures also resulted in both gains and losses in the housing inventory, the relative importance of such changes varying quite widely among the 9 metropolitan areas. Conversions, the subdivision of one dwelling unit into two or more, constituted about 16 percent of all additions in the Boston area, whereas they accounted for only 2 percent in Los Angeles and Dallas. Other increases, whereby dwelling units were created from miscellaneous space, varied somewhat less, from approximately 2 percent of total additions in Atlanta to 9 percent in both Seattle and Los Angeles.

Losses from inventory due to the merging of two or more units into fewer units was the most important cause of loss in the Philadelphia area, where about 16,000 units, or 42 percent of total unit losses, dropped out of inventory. On the other hand, Los Angeles, the second largest metropolitan area, lost only 7,000 units or about 7 percent of all losses, through merger.

Data available on the changes in housing inventory in the cities of Chicago and Philadelphia clearly show that the growth in their respective metropolitan areas was primarily due to the sharp increase in dwelling units outside of those major cities. In 1950, the city of Chicago contained two-thirds of the dwelling units in its metropolitan area; however, during the 1950-56 period it accounted

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for only 21 percent of the total net gain, increasing its inventory by 59,000 units, or 5.3 percent, while outside the city there was a net increase of 221,000 units, or 40.6 percent. A similar situation prevailed in the Philadelphia standard metropolitan area, where the city of Philadelphia increased its inventory by only 6.9 percent compared to 40.4 percent outside the city.

Indicative of the changing pattern of concentration of dwelling units in these areas was the contrary movement shown in the average annual increase in inventory. Chicago city had an average annual gain of 8,700 units during 1950-56, a decline from the 11,700 annual average in the prior decade. During the same periods, the area outside the city increased its average annual growth from 14,900 units to 32,800. Again, the Philadelphia area paralleled this experience, the city showing a decline in its average annual gain in dwelling units while that of the outside area rose substantially.

The components of change in the housing inventory also showed marked differences between the major city and the rest of the metropolitan area, with the cities accounting for a low proportion of the housing additions and high ratio of losses. The city of Chicago contributed 33 percent of the additions to inventory in the entire metropolitan area, but accounted for 77 percent of the losses. These percentages were 25 and 61, respectively, for Philadelphia city. Among the additions, new construction in the city of Chicago comprised only 27 percent of all new dwelling units erected in its metropolitan area, while the proportion in the city of Philadelphia was 19 percent.

In presenting the foregoing data, a note of caution should be added. The National Housing Inventory information on units added by new construction should not be compared directly with the Bureau of Labor Statistics series on new permanent nonfarm dwelling units started during the same period. Comparison is not statistically valid unless account is taken of differences in concepts and definitions, of differences in timing of starts versus completions, and of other differences arising from the procedures followed by the two agencies. In particular, the National Housing Inventory includes 200,000 new trailers and 590,000 new dwellings located on farms; the Bureau of Labor Statistics series excludes, by definition, farmhouses and mobile homes. Further, the latter series covers only housing designed and constructed as permanent housekeeping units suitable for year-round occupancy, whereas the National Housing Inventory includes dwellings of all types.

The National Housing Inventory statistics are based on a sample survey and are subject to sampling variability; accordingly, caution should be exercised in evaluating small differences among the data.

During the next few months the Bureau of the Census will publish three series of Housing Inventory bulletins. The first series of 10 will cover components of change for the United States and for each of the 9 standard metropolitan areas. The second series, in a single volume, will be a national report on the current status of owner-occupied, mortgaged properties. The third series will describe the characteristics of the 1956 inventory for the United States and each of the 9 areas.

Construction Materials Composite Output Index *

This issue of Construction Review introduces a new monthly index series measuring the combined output of construction materials for which 10 product group indexes have heretofore been prepared.¹ The value of this composite indicator is that it can be more readily related to other major economic series.

Since 1947, the availability of construction materials has been described by 8 monthly and 2 quarterly indexes involving the production or shipments of 42 items for which monthly or quarterly data are gathered. Inasmuch as the basic source figures are statistics of production for some items and of shipments for others, the combination of these is offered as an output index.

The primary data are in the form of physical units. In calculating the composite index, these units are translated into constant dollar values by using as factors the average unit values for the 42 items derived from the 1947 Census of Manufactures. The monthly and quarterly aggregate values are then related to the 1947-49 average monthly and quarterly aggregate thereby yielding the composite index number for a given period.

The 42 items used in formulating the composite index account for approximately 50 percent of the estimated value of shipments of all construction materials in 1947. The index is presented as an indicator of the output trends for all materials on the strength of comparisons between annual changes in this index with those pertaining to all materials as indicated by the Censuses and Annual Surveys of Manufactures for the years 1947, 1954, 1955, and 1956. For purpose of this comparison, conversion to a 1947 price base was achieved by using as a deflator the Bureau of Labor Statistics Wholesale Price Index for All Building Materials. The following tabulation depicts the relationship:

	Output index	Index based on Censuses and Annual Surveys of Manufactures
1947	100.0	100.0
1954	121.0	122.6
1955	134.2	135.9
1956	133.9	136.8

The small differences between the composite index and the index based on the Censuses and Annual Surveys are to be expected for two reasons. First, the composite index is based on a sample, subject to some variability; second, in the composite index, the production data for some items probably differ from the corresponding shipment data because of inventory changes.

CONSTRUCTION MATERIALS COMPOSITE OUTPUT INDEX

(Monthly average 1947-49=100)

Year	Jan.	Feb.	Mar.	Apr.	May	June	July	Aug.	Sept.	Oct.	Nov.	Dec.	Ann. avg.
1947	91.9	89.6	97.5	101.8	104.3	99.8	98.0	103.7	105.1	112.6	95.6	94.7	99.5
1948	96.7	88.9	104.4	103.3	106.4	107.7	104.1	112.7	110.0	110.4	99.6	93.3	103.1
1949	86.3	82.4	100.0	99.7	101.3	103.7	91.9	113.4	110.5	93.6	96.3	94.3	97.8
1950	91.5	88.9	108.2	111.4	126.0	129.9	119.1	144.7	131.0	132.1	118.8	109.6	117.6
1951	116.7	105.3	123.0	121.1	128.8	124.2	107.0	124.0	113.7	122.9	107.3	92.4	115.5
1952	105.4	102.5	109.5	114.4	114.7	100.7	97.9	121.4	126.2	132.7	108.7	105.7	111.6
1953	108.2	107.0	121.6	125.0	123.2	124.7	120.0	120.0	123.6	129.9	111.2	105.9	118.4
1954	101.8	104.9	123.2	125.4	124.0	128.6	112.9	123.9	132.3	132.0	120.7	113.9	120.3
1955	113.3	112.7	137.5	134.6	139.3	150.2	126.5	148.9	146.3	141.4	131.2	121.9	133.7
1956	126.5	127.8	140.8	136.2	147.6	143.6	109.9	145.7	134.3	147.6	127.8	113.0	133.4
1957	118.9	116.0	122.4	131.0	136.3	135.8	123.4	139.1	131.1	138.9	113.6	101.1	125.6
1958	108.6												

Source: U. S. Department of Commerce, Business and Defense Services Administration, Office of Construction Statistics.

* Prepared in the Office of Construction Statistics, Business and Defense Services Administration, U. S. Department of Commerce.

¹ For complete description of output indexes for 10 groups of construction materials, see Construction Review, April 1955, p. 4.

STATISTICAL SERIES

NOTE: ALL THE STATISTICAL SERIES IN CONSTRUCTION REVIEW
ARE SUBJECT TO REVISION FOR THE LATEST PERIOD SHOWN.

Part A—Construction Put in Place

NOTE: The monthly estimates in Part A are determined primarily by past contract award movements, standard progress patterns, and assumed normal seasonal movements. They do not reflect the effects of varying numbers of working days in different months, nor of special conditions influencing the volume of activity in any given month, such as unusual weather, materials shortages, overtime, work stoppages, and delays.

Table A-1: New Construction Put in Place: Current Month, by Type of Construction

Type of construction	Value (in millions of dollars)					Percent change		
	1958		1957	First 3 months		March 1958 from--		First 3 months
	Mar.	Feb.	Mar.	1958	1957	Feb. 1958	Mar. 1957	1957-58
TOTAL NEW CONSTRUCTION	3,355	3,105	3,295	9,742	9,500	+ 8	+ 2	+ 3
PRIVATE CONSTRUCTION	2,400	2,251	2,405	7,015	6,955	+ 7	(1)	+ 1
Residential buildings (nonfarm)	1,168	1,057	1,162	3,356	3,342	+11	+ 1	(1)
New dwelling units	870	790	870	2,525	2,545	+10	0	- 1
Additions and alterations	250	219	258	686	689	+14	- 3	(1)
Nonhousekeeping	48	48	34	145	108	0	+41	+34
Nonresidential buildings	664	675	709	2,043	2,135	- 2	- 6	- 4
Industrial	218	231	269	689	808	- 6	-19	-15
Commercial	258	254	264	779	790	+ 2	- 2	- 1
Office buildings and warehouses	156	155	133	472	411	+ 1	+17	+15
Stores, restaurants, and garages	102	99	131	307	379	+ 3	-22	-19
Other nonresidential buildings	188	190	176	575	537	- 1	+ 7	+ 7
Religious	61	64	63	193	195	- 5	- 3	- 1
Educational	40	40	40	122	124	0	0	- 2
Hospital and institutional	47	47	36	141	103	0	+31	+37
Social and recreational	26	25	23	76	70	+ 4	+13	+ 9
Miscellaneous	14	14	14	43	45	0	0	- 4
Farm construction	114	105	112	320	311	+ 9	+ 2	+ 3
Public utilities	443	404	409	1,263	1,131	+10	+ 8	+12
Railroad	29	28	35	88	98	+ 4	-17	-10
Telephone and telegraph	71	71	94	216	255	0	-24	-15
Other public utilities	343	305	280	959	778	+12	+23	+23
All other private	11	10	13	33	36	+10	-15	- 8
PUBLIC CONSTRUCTION	955	854	890	2,727	2,545	+12	+ 7	+ 7
Residential buildings	63	58	30	179	90	+ 9	+110	+99
Nonresidential buildings	343	308	345	990	986	+11	- 1	(1)
Industrial	29	28	41	87	122	+ 4	-29	-29
Educational	221	201	215	648	620	+10	+ 3	+ 5
Hospital and institutional	28	22	27	72	74	+27	+ 4	- 3
Administrative and service	32	27	32	89	89	+19	0	0
Other nonresidential buildings	33	30	30	94	81	+10	+10	+16
Military facilities	70	70	84	220	257	0	-17	-14
Highways	270	240	230	755	650	+13	+17	+16
Sewer and water systems	105	91	105	295	298	+15	0	- 1
Sewer	62	54	59	175	168	+15	+ 5	+ 4
Water	43	37	46	120	130	+16	- 7	- 8
Public service enterprises	28	23	26	77	71	+22	+ 8	+ 8
Conservation and development	68	58	61	189	171	+17	+11	+11
All other public	8	6	9	22	22	+33	-11	0

Source: Departments of Commerce and Labor.

¹ Change of less than one-half of 1 percent.

CONSTRUCTION REVIEW

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Table A-2: New Construction Put in Place: Recent Monthly Trend, by Type of Construction

(Value, in millions of dollars)

Type of construction	1957											1958		
	Mar.	Apr.	May	June	July ¹	Aug.	Sept.	Oct.	Nov.	Dec.	Jan.	Feb.	Mar.	
TOTAL NEW CONSTRUCTION..	3, 295	3, 657	4, 025	4, 308	4, 361	4, 561	4, 569	4, 495	4, 112	3, 667	3, 282	3, 105	3, 355	
PRIVATE CONSTRUCTION.....	2, 405	2, 603	2, 808	2, 971	3, 046	3, 124	3, 100	3, 059	2, 942	2, 705	2, 364	2, 251	2, 400	
Residential bldgs. (nonfarm)	1, 162	1, 301	1, 396	1, 489	1, 547	1, 571	1, 561	1, 535	1, 484	1, 345	1, 131	1, 057	1, 168	
New dwelling units	870	940	985	1, 070	² 1, 115	1, 140	1, 140	1, 130	1, 090	1, 005	865	790	870	
Additions and alterations ..	258	327	374	379	² 392	387	374	357	343	290	217	219	250	
Nonhousekeeping	34	34	37	40	40	44	47	48	51	50	49	48	48	
Nonresidential buildings.....	709	713	747	786	778	805	802	806	802	764	704	675	664	
Industrial.....	269	271	270	270	262	266	260	256	251	248	240	231	218	
Commercial.....	264	263	287	309	311	319	322	332	332	305	267	254	258	
Office buildings														
and warehouses	133	135	146	153	156	167	168	177	179	172	161	155	156	
Stores, restaurants,														
and garages.....	131	128	141	156	155	152	154	155	153	133	106	99	102	
Other nonresidential bldgs.	176	179	190	207	205	220	220	218	219	211	197	190	188	
Religious.....	63	64	68	73	75	80	81	80	78	74	68	64	61	
Educational.....	40	39	40	43	42	47	47	47	46	44	42	40	40	
Hospital & institutional	36	38	40	43	41	47	48	48	49	48	47	47	47	
Social and recreational..	23	23	24	26	27	29	28	27	28	27	25	25	26	
Miscellaneous.....	14	15	18	22	20	17	16	16	18	18	15	14	14	
Farm construction.....	112	126	146	159	169	173	159	133	114	100	101	105	114	
Public utilities	409	448	501	518	535	556	560	570	528	483	416	404	443	
Railroad	35	37	38	40	41	41	41	42	37	35	31	28	29	
Telephone and telegraph	94	94	101	90	95	89	87	97	86	86	74	71	71	
Other public utilities	280	317	362	388	399	426	432	431	405	362	311	305	343	
All other private	13	15	18	19	17	19	18	15	14	13	12	10	11	
PUBLIC CONSTRUCTION	890	1, 054	1, 217	1, 337	1, 315	1, 437	1, 469	1, 436	1, 170	962	918	854	955	
Residential buildings.....	30	34	38	40	³ 40	48	53	54	56	57	58	58	63	
Nonresidential buildings	345	375	383	406	389	414	416	406	364	342	339	308	343	
Industrial	41	42	42	43	³ 36	38	35	35	33	32	30	28	29	
Educational.....	215	233	233	254	249	259	261	262	235	226	226	201	221	
Hospital and institutional..	27	31	33	32	28	29	30	27	25	24	22	22	28	
Administrative & service ...	32	36	38	39	38	44	46	41	34	29	30	27	32	
Other nonresidential bldgs.	30	33	37	38	38	44	44	41	37	31	31	30	33	
Military facilities	84	89	103	110	³ 117	138	134	132	107	88	80	70	70	
Highways.....	230	330	445	520	³ 505	550	580	575	410	275	245	240	270	
Sewer and water systems.....	105	113	117	121	120	129	127	118	107	97	99	91	105	
Sewer	59	63	64	67	68	77	77	73	67	61	59	54	62	
Water.....	46	50	53	54	52	52	50	45	40	36	40	37	43	
Public service enterprises....	26	30	35	38	38	43	44	38	31	25	26	23	28	
Conservation & development..	61	72	83	89	³ 94	103	104	102	86	71	63	58	68	
All other public	9	11	13	13	12	12	11	11	9	7	8	6	8	

Source: Department's of Commerce and Labor
¹ Data for individual types of construction were adjusted specifically for effect of cement shortages in July 1957, except where noted.
² Not adjusted for effect of cement shortages.
³ Based chiefly on actual project progress reports which reflect all current influences on construction activity for the types of work shown (State and locally owned highway data were adjusted on the basis of findings from the federally aided portion).

COMPOSITION OF REGIONS AND GEOGRAPHIC DIVISIONS

NORTHEAST	NORTH CENTRAL		SOUTH		WEST
1. New England Connecticut Maine Massachusetts New Hampshire Rhode Island Vermont	3. E. N. Central Illinois Indiana Michigan Ohio Wisconsin	4. W. N. Central Iowa Kansas Minnesota Missouri Nebraska North Dakota South Dakota	5. S. Atlantic Delaware Dist. of Col. Florida Georgia Maryland N. Carolina S. Carolina Virginia W. Virginia	6. E. S. Central Alabama Kentucky Mississippi Tennessee 7. W. S. Central Arkansas Louisiana Oklahoma Texas	8. Mountain Arizona Colorado Idaho Montana Nevada New Mexico Utah Wyoming 9. Pacific California Oregon Washington

NONFARM POPULATION DISTRIBUTION IN 1950

NORTHEAST—29.5 percent. NORTH CENTRAL—29.0 percent. SOUTH—27.7 percent. WEST—13.8 percent.

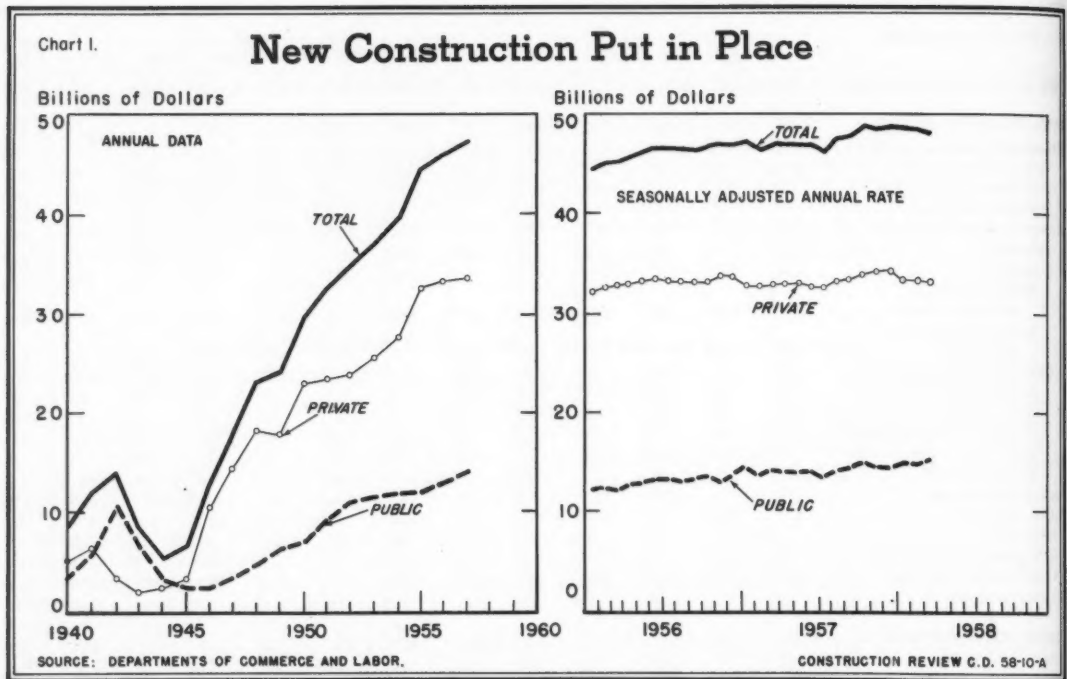


Table A-3: New Construction Put in Place: Seasonally Adjusted Annual Rate, by Type of Construction

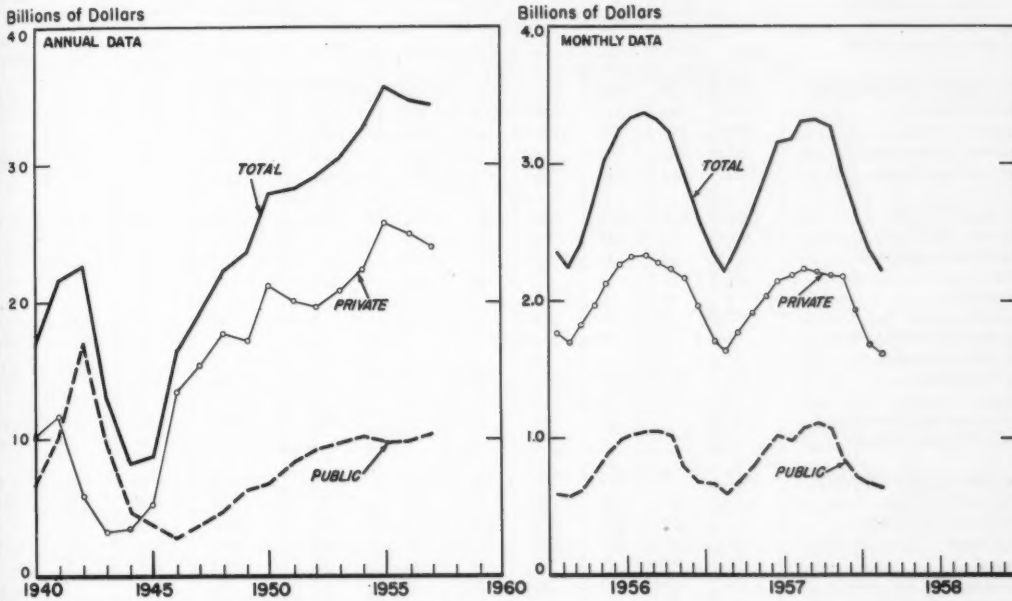
(Value, in millions of dollars)

Type of construction	Seasonally adjusted annual rate							Annual total	
	1957				1958			1956	1957
	Mar.	Oct.	Nov.	Dec.	Jan.	Feb.	Mar.		
TOTAL NEW CONSTRUCTION	46,944	48,768	48,516	48,612	48,408	48,288	48,120	46,060	47,255
PRIVATE CONSTRUCTION	33,024	33,996	34,116	34,248	33,420	33,324	33,000	33,242	33,313
Residential buildings (nonfarm)	16,596	16,968	17,208	17,328	16,836	16,896	16,668	17,632	16,571
Nonresidential buildings	9,156	9,132	9,096	9,060	8,724	8,592	8,592	8,817	9,138
Industrial	3,288	3,012	2,952	2,916	2,820	2,772	2,664	3,084	3,162
Commercial	3,504	3,696	3,672	3,636	3,420	3,312	3,420	3,631	3,570
Office buildings and warehouses	1,740	1,968	1,956	1,944	1,908	1,932	2,040	1,684	1,864
Stores, restaurants, and garages	1,764	1,728	1,716	1,692	1,512	1,380	1,380	1,947	1,706
Other nonresidential buildings	2,364	2,424	2,472	2,508	2,484	2,508	2,508	2,102	2,406
Farm construction	1,584	1,596	1,608	1,596	1,620	1,620	1,608	1,560	1,590
Public utilities	5,508	6,120	6,036	6,096	6,084	6,072	5,976	5,113	5,830
All other private	180	180	168	168	156	144	156	120	184
PUBLIC CONSTRUCTION	13,920	14,772	14,400	14,364	14,988	14,964	15,120	12,818	13,942
Residential buildings	360	624	660	672	720	720	768	292	510
Nonresidential buildings	4,392	4,656	4,524	4,620	4,524	4,260	4,392	4,072	4,481
Military facilities	1,248	1,332	1,236	1,200	1,188	1,104	1,032	1,395	1,275
Highways	5,208	5,148	5,124	5,076	5,760	6,000	6,108	4,470	4,840
Sewer and water systems	1,356	1,344	1,332	1,344	1,356	1,356	1,356	1,275	1,347
Sewer	780	840	828	828	804	804	816	701	785
Water	576	504	504	516	552	552	540	574	562
Public service enterprises	384	420	384	384	396	456	408	384	393
Conservation and development	852	1,128	1,020	948	924	948	948	826	975
All other public	120	120	120	120	120	120	108	104	121

Source: Departments of Commerce and Labor.

Chart 2.

New Construction Put in Place (In 1947-49 Prices)



SOURCE: DEPARTMENTS OF COMMERCE AND LABOR.

CONSTRUCTION REVIEW C. D. 58-10-8

Table A-4: New Construction Put in Place: Value in 1947-49 Prices, by Type of Construction

(Millions of dollars)

Type of construction	1957			1958		Year				
	Feb.	Nov.	Dec.	Jan.	Feb.	1953	1954	1955	1956	1957
TOTAL NEW CONSTRUCTION	2, 215	2, 978	2, 638	2, 356	2, 233	30, 459	32, 612	35, 702	34, 898	34, 491
PRIVATE CONSTRUCTION	1, 632	2, 109	1, 936	1, 689	1, 610	20, 958	22, 526	25, 810	24, 928	24, 071
Residential buildings (nonfarm)	799	1, 123	1, 017	854	801	11, 365	12, 777	15, 078	13, 613	12, 563
Nonresidential buildings	509	566	539	494	475	4, 655	5, 073	6, 012	6, 587	6, 512
Industrial	193	176	173	168	162	1, 807	1, 690	1, 946	2, 304	2, 228
Office buildings & warehouses ..	101	130	125	115	111	640	789	1, 054	1, 289	1, 370
Stores, restaurants, & garages ..	88	107	93	74	69	857	998	1, 472	1, 441	1, 209
Other nonresidential buildings ..	127	153	148	137	133	1, 351	1, 596	1, 540	1, 553	1, 705
Farm construction	82	89	79	79	82	1, 484	1, 420	1, 350	1, 266	1, 263
Public utilities	234	322	293	254	246	3, 362	3, 166	3, 257	3, 381	3, 614
All other private	8	9	8	8	6	92	90	113	81	119
PUBLIC CONSTRUCTION	583	869	702	667	623	9, 501	10, 086	9, 892	9, 970	10, 420
Residential buildings	24	42	43	44	44	459	281	213	225	386
Nonresidential buildings	218	254	239	237	216	3, 531	3, 738	3, 291	3, 016	3, 175
Industrial	27	23	22	21	20	1, 434	1, 253	588	338	323
Educational	137	164	158	158	141	1, 397	1, 694	1, 888	1, 887	2, 006
Hospital and institutional	17	17	17	15	15	297	286	249	220	236
Other nonresidential buildings ..	37	50	42	43	40	403	505	566	571	610
Military facilities	61	79	65	59	51	1, 105	872	1, 086	1, 085	950
Highways	166	347	230	205	201	2, 851	3, 689	3, 812	3, 920	4, 102
Sewer and water systems	62	68	62	62	57	681	724	769	859	870
Public service enterprises	13	18	14	15	13	122	133	157	240	231
Conservation and development	35	55	45	40	37	688	571	497	556	628
All other public	4	6	4	5	4	64	78	67	69	78

Source: Departments of Commerce and Labor.

CONSTRUCTION REVIEW

Table A-5: New Public Construction Put in Place, by Source of Funds, Ownership, and Type of Construction

Source of funds, ownership, and type of construction	Value (in millions of dollars)								Percent change		
	1957			1958			First 3 months		Mar. 1958 from--		First 3 months 1957-8
	Mar.	Nov.	Dec.	Jan.	Feb.	Mar.	1957	1958	Mar. 1957	Feb. 1958	
TOTAL PUBLIC CONSTRUCTION...	890	1,170	962	918	854	955	2,545	2,727	+ 7	+12	+ 7
Federal funds	256	386	315	288	276	303	743	867	+18	+10	+17
Direct Federal	193	258	220	202	184	198	567	584	+ 3	+ 8	+ 3
Federal grants-in-aid ¹	63	128	95	86	92	105	176	283	+67	+14	+61
State and local funds	634	784	647	630	578	652	1,802	1,860	+ 3	+13	+ 3
FEDERALLY OWNED	193	258	220	202	184	198	567	584	+ 3	+ 8	+ 3
Residential buildings	4	23	23	23	24	24	11	71	(2)	0	(2)
Nonresidential buildings	51	44	41	40	37	41	148	118	-20	+11	-20
Industrial	41	33	32	30	28	29	122	87	-29	+ 4	-29
Educational	1	1	0	1	0	1	2	2	0	--	0
Hospital	4	3	3	3	3	4	11	10	0	+33	- 9
Administrative and service	3	5	4	4	4	5	8	13	+67	+25	+63
Other nonresidential	2	2	2	2	2	2	5	6	0	0	+20
Military facilities	84	107	88	80	70	70	257	220	-17	0	-14
Highways	4	8	5	4	3	4	11	11	0	+33	0
Conservation and development	49	74	62	54	50	58	138	162	+18	+16	+17
All other federally owned	1	2	1	1	0	1	2	2	0	--	0
STATE AND LOCALLY OWNED	697	912	742	716	670	757	1,978	2,143	+ 9	+13	+ 8
Residential buildings	26	33	34	35	34	39	79	108	+50	+15	+37
Nonresidential buildings	294	320	301	299	271	302	838	872	+ 3	+11	+ 4
Educational	214	234	226	225	201	220	618	646	+ 3	+ 9	+ 5
Hospital	23	22	21	19	19	24	63	62	+ 4	+26	- 2
Administrative and service	29	29	25	26	23	27	81	76	- 7	+17	- 6
Other nonresidential	28	35	29	29	28	31	76	88	+11	+11	+16
Highways	226	402	270	241	237	266	639	744	+18	+12	+16
Sewer and water systems	105	107	97	99	91	105	298	295	0	+15	- 1
Sewer	59	67	61	59	54	62	168	175	+ 5	+15	+ 4
Water	46	40	36	40	37	43	130	120	- 7	+16	- 8
All other State and locally owned	46	50	40	42	37	45	124	124	- 2	+22	0

Source: Departments of Commerce and Labor.

¹ Construction programs currently receiving Federal grants-in-aid cover highways, schools, hospitals, airports, and miscellaneous community facilities.² Percent increase exceeds 300.

Part B--Housing

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Table B-1: New Nonfarm Dwelling Units Started, by Ownership, Location, and Type of Structure

Period	Total	Ownership		Location ¹		Type of structure			
		Private	Public	Metro- politan	Nonmetro- politan	1-family houses	Units in 2-or-more family structures		
							All	2-4 family	5-or-more family
NUMBER OF NEW DWELLING UNITS (in thousands)									
Year: 1949	1,025.1	988.8	36.3	(2)	(2)	794.3	230.8	(3)	(3)
1950	1,396.0	1,352.2	43.8	1,021.6	374.4	1,154.1	241.9	(3)	(3)
1951	1,091.3	1,020.1	71.2	776.8	314.5	900.1	191.2	(3)	(3)
1952	1,127.0	1,068.5	58.5	794.9	332.1	942.5	184.5	(3)	(3)
1953	1,103.8	1,068.3	35.5	803.5	300.3	937.8	166.0	(3)	(3)
1954	1,220.4	1,201.7	18.7	896.9	323.5	1,077.9	142.5	51.9	90.6
1955	1,328.9	1,309.5	19.4	975.8	353.1	1,194.4	134.5	49.2	85.3
1956	1,118.1	1,093.9	24.2	779.8	338.3	989.7	128.4	46.4	82.0
1957	1,041.1	991.1	50.0	698.7	342.4	(4)	(4)	(4)	(4)
First 2 months, 1957	128.8	123.2	5.6	90.6	38.2	106.5	22.3	7.2	15.1
First 2 months, 1958	134.0	124.2	9.8	88.6	45.4	(4)	(4)	(4)	(4)
1957: February	65.8	63.1	2.7	46.6	19.2	54.3	11.5	3.7	7.8
March	87.0	79.3	7.7	58.5	28.5	75.7	11.3	4.1	7.2
April	93.7	91.4	2.3	63.5	30.2	80.3	13.4	4.6	8.8
May	103.0	96.9	6.1	68.2	34.8	86.5	16.5	4.8	11.7
June	99.9	94.5	5.4	68.6	31.3	82.7	17.2	5.1	12.1
July	99.9	93.9	6.0	63.4	36.5	86.4	13.5	4.2	9.3
August	100.0	96.8	3.2	67.7	32.3	83.0	17.0	4.2	12.8
September	91.9	90.2	1.7	61.5	30.4	78.2	13.7	4.7	9.0
October	96.7	88.4	8.3	61.8	34.9	78.8	17.9	4.8	13.1
November	78.2	75.7	2.5	52.5	25.7	64.9	13.3	4.2	9.1
December	62.0	60.8	1.2	42.4	19.6	(4)	(4)	(4)	(4)
1958: January	69.0	64.2	4.8	45.2	23.8	(4)	(4)	(4)	(4)
February	65.0	60.0	5.0	43.4	21.6	(4)	(4)	(4)	(4)
Percent change									
First 2 months, 1957-58	+4.0	+0.8	+75.0	-2.2	+18.8	--	--	--	--
January-February, 1958	-5.8	-6.5	+4.2	-4.0	-9.2	--	--	--	--
February, 1957-58	-1.2	-4.9	+85.2	-6.9	+12.5	--	--	--	--
PERCENT DISTRIBUTION									
Year: 1949	100	96.5	3.5	--	--	77.5	22.5	--	--
1950	100	96.9	3.1	73.2	26.8	82.7	17.3	--	--
1951	100	93.5	6.5	71.2	28.8	82.5	17.5	--	--
1952	100	94.8	5.2	70.5	29.5	83.6	16.4	--	--
1953	100	96.8	3.2	72.8	27.2	85.0	15.0	--	--
1954	100	98.5	1.5	73.5	26.5	88.3	11.7	4.3	7.4
1955	100	98.5	1.5	73.4	26.6	89.9	10.1	3.7	6.4
1956	100	97.8	2.2	69.7	30.3	88.5	11.5	4.2	7.3
1957	100	95.2	4.8	67.1	32.9	--	--	--	--
First 2 months, 1957	100	95.7	4.3	70.3	29.7	82.7	17.3	5.6	11.7
First 2 months, 1958	100	92.7	7.3	66.1	33.9	--	--	--	--
1957: February	100	95.9	4.1	70.8	29.2	82.5	17.5	5.6	11.9
March	100	91.1	8.9	67.2	32.8	87.0	13.0	4.7	8.3
April	100	97.5	2.5	67.8	32.2	85.7	14.3	4.9	9.4
May	100	94.1	5.9	66.2	33.8	84.0	16.0	4.7	11.3
June	100	94.6	5.4	68.7	31.3	82.8	17.2	5.1	12.1
July	100	94.0	6.0	63.5	36.5	86.5	13.5	4.2	9.3
August	100	96.8	3.2	67.7	32.3	83.0	17.0	4.2	12.8
September	100	98.2	1.8	66.9	33.1	85.1	14.9	5.1	9.8
October	100	91.4	8.6	63.9	36.1	81.5	18.5	5.0	13.5
November	100	96.8	3.2	67.1	32.9	83.0	17.0	5.4	11.6
December	100	98.1	1.9	68.4	31.6	--	--	--	--
1958: January	100	93.0	7.0	65.5	34.5	--	--	--	--
February	100	92.3	7.7	66.8	33.2	--	--	--	--

Source: Department of Labor. ¹ Data by urban and rural-nonfarm classification for 1920-53 are available upon request. ² Annual data not available before 1950; monthly data not available before January 1953. ³ Not available before January 1954. Tabulations showing the number of units in 2-family and 3-or-more family structures for 1920-53 are available upon request. ⁴ Not yet available.

CONSTRUCTION REVIEW

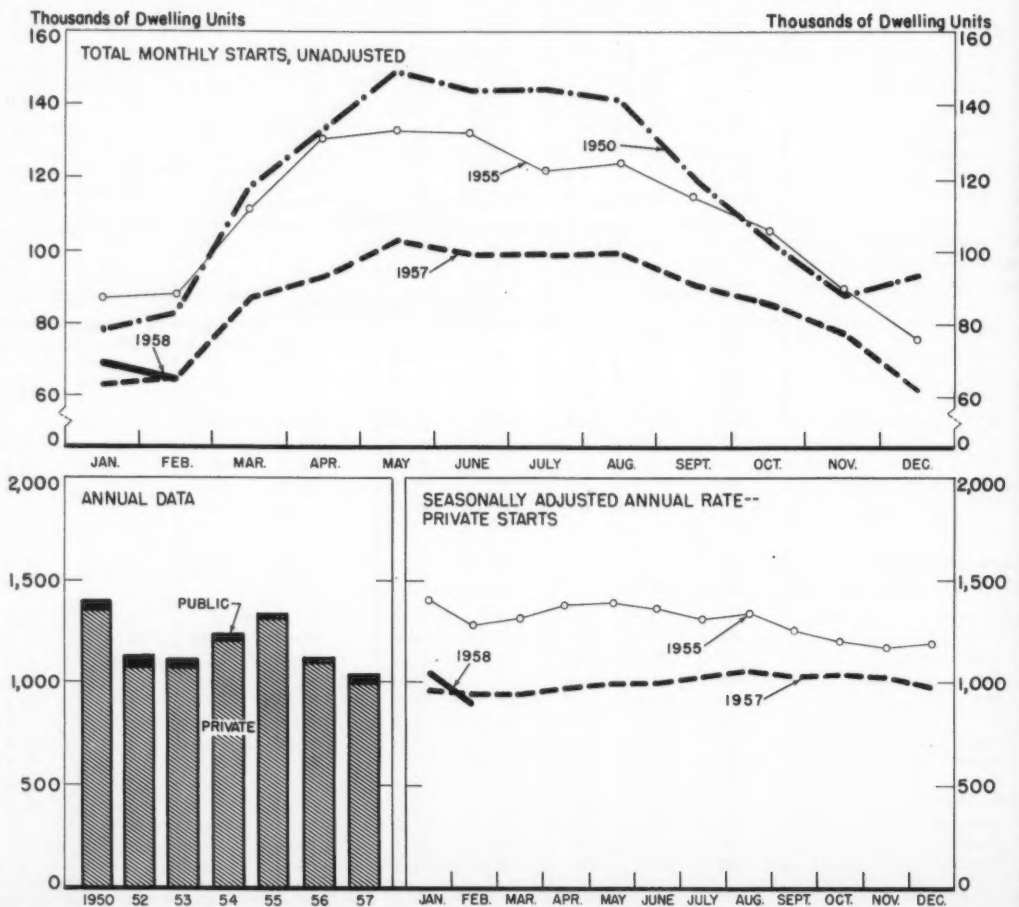
Table B-2: New Private Nonfarm Dwelling Units Started: Seasonally Adjusted Annual Rate

Year	Number of new dwelling units (in thousands)											
	Jan.	Feb.	Mar.	Apr.	May	June	July	Aug.	Sept.	Oct.	Nov.	Dec.
1946.....	682	709	756	719	698	662	642	638	601	607	612	647
1947.....	694	720	696	710	749	802	847	899	981	1,018	1,013	962
1948.....	938	829	955	1,019	997	990	969	898	862	806	802	807
1949.....	800	796	814	885	905	929	964	1,028	1,094	1,156	1,240	1,250
1950.....	1,306	1,310	1,406	1,390	1,448	1,476	1,460	1,478	1,282	1,149	1,120	1,269
1951.....	1,343	1,156	1,068	990	983	948	925	961	1,052	1,002	976	967
1952.....	1,000	1,086	1,060	1,037	1,039	1,029	1,084	1,075	1,099	1,121	1,100	1,092
1953.....	1,102	1,083	1,122	1,134	1,097	1,082	1,045	1,021	1,024	1,026	1,050	1,032
1954.....	1,044	1,098	1,101	1,116	1,104	1,181	1,225	1,228	1,277	1,274	1,373	1,435
1955.....	1,416	1,286	1,314	1,374	1,398	1,371	1,318	1,346	1,262	1,209	1,179	1,192
1956.....	1,195	1,127	1,094	1,157	1,146	1,091	1,070	1,136	1,008	1,052	1,027	1,020
1957.....	962	935	933	962	994	995	1,015	1,056	1,012	1,020	1,009	970
1958.....	1,030	890										

Source: Department of Labor.

Chart 3.

Housing Starts (Unadjusted and Seasonally Adjusted)



SOURCE: DEPARTMENT OF LABOR.

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Table B-3: New Private 1-Family Houses Started: Average Construction Cost

Year	Jan.	Feb.	Mar.	Apr.	May	June	July	Aug.	Sept.	Oct.	Nov.	Dec.	Annual average
AVERAGE CONSTRUCTION COST													
1946.....	\$5,250	\$5,400	\$5,850	\$5,575	\$5,475	\$5,425	\$5,375	\$5,450	\$5,450	\$5,625	\$5,675	\$5,575	\$5,525
1947.....	5,700	5,825	6,150	6,275	6,250	6,450	6,725	6,950	7,025	7,275	7,525	7,650	6,750
1948.....	7,250	7,450	7,550	7,775	7,950	8,050	8,050	8,100	7,900	7,825	7,900	7,900	7,850
1949.....	7,650	7,525	7,450	7,500	7,650	7,675	7,525	7,650	7,725	7,675	7,675	7,625	7,625
1950.....	7,625	7,850	8,225	8,450	8,450	8,750	8,875	9,125	8,900	9,200	9,075	9,200	8,675
1951.....	9,100	9,250	9,175	9,325	9,475	9,475	9,400	9,300	9,450	9,225	9,250	9,125	9,300
1952.....	9,050	9,275	9,350	9,550	9,575	9,675	9,500	9,425	9,600	9,525	9,550	9,525	9,475
1953.....	9,400	9,600	9,800	10,000	9,900	10,000	10,125	10,175	10,200	10,175	9,975	10,000	9,950
1954.....	9,750	9,800	10,075	10,600	10,850	10,750	10,850	10,750	10,675	10,800	10,850	11,075	10,625
1955.....	10,575	11,125	11,250	11,250	11,400	11,400	11,475	11,425	11,525	11,575	11,575	11,625	11,350
1956.....	11,325	11,750	12,150	12,275	12,300	12,300	12,375	12,275	12,325	12,425	12,675	12,350	12,225
1957.....	12,175	12,400	12,525	12,625	12,825	12,750	12,650	12,525	12,650	12,950	12,600		
Percent change 1956 to 1957													
	+7.5	+5.5	+3.1	+2.9	+4.3	+3.7	+2.2	+2.0	+2.6	+4.2	-0.6		

Source: Department of Labor. ¹ Not yet available.

Table B-4: New Nonfarm Dwelling Units Started, by Region¹

Region	Number of new dwelling units (in thousands)											Percent change, 1st 11 mos. 1956-57
	1956	1957								First 11 months		
	Nov.	Apr.	May	June	July	Aug.	Sept.	Oct.	Nov.	1956	1957	
TOTAL.....	77.4	93.7	103.0	99.9	99.9	100.0	91.9	96.7	78.2	1,054.5	979.1	- 7.2
Northeast.....	16.5	19.9	20.9	19.9	19.2	21.8	16.9	19.5	13.8	216.4	185.7	-14.2
North Central...	19.2	23.7	25.7	27.8	27.0	27.3	25.0	24.2	17.4	288.9	244.9	-15.2
South.....	22.7	28.1	33.7	31.0	33.5	31.0	28.7	29.8	28.2	313.1	322.8	+ 3.1
West.....	19.0	22.0	22.7	21.2	20.2	19.9	21.3	23.2	18.8	236.1	225.7	- 4.4

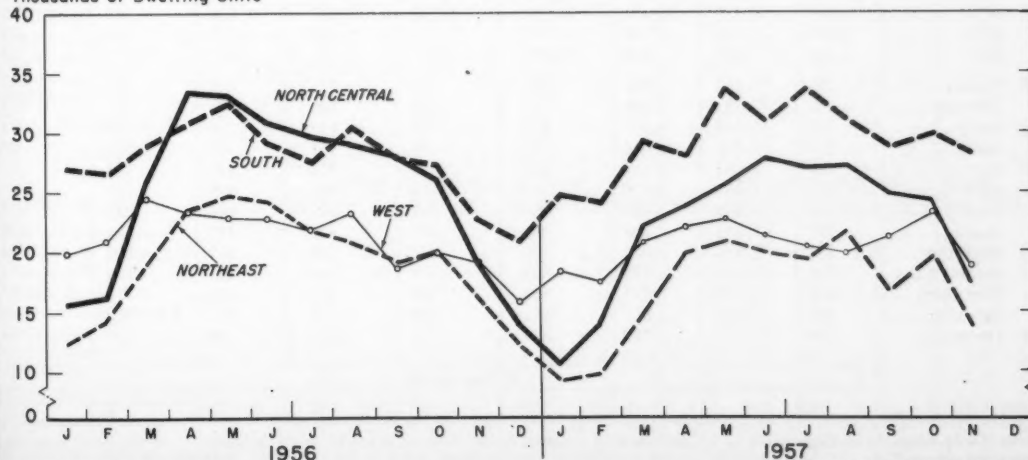
Source: Department of Labor. ¹ Composition of regions and nonfarm population distribution by region, are shown below table A-2.

(NOTE: Table B-5, New Nonfarm Dwelling Units Started in Selected States, is shown quarterly in the February, May, August, and November issues.)

Chart 4.

Housing Starts, By Region

Thousands of Dwelling Units



SOURCE: DEPARTMENT OF LABOR.

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Table B-6: New Private Dwelling Units: Volume in Successive Stages of FHA and VA Programs

Period	Number (in thousands) of new dwelling units in--								Percent of total private starts under inspection of--	
	FHA applications		VA appraisal requests*	Starts under inspection of--		FHA mortgages insured		VA loans closed*		
	Total	Excluding Capehart ¹		FHA	VA*	Total	Excluding Capehart ¹		FHA	VA*
Year: 1950	625.3	625.3	(2)	486.7	(2)	378.7	378.7	209.0	36	15
1951	267.1	267.1	164.4	263.5	148.7	235.0	235.0	286.5	26	15
1952	323.9	323.8	226.3	279.9	141.3	162.6	162.6	192.2	26	13
1953	327.3	327.3	251.4	252.0	156.6	182.5	182.5	202.9	24	15
1954	383.3	383.3	535.4	276.3	307.0	150.1	150.1	243.1	23	26
1955	314.9	314.9	620.8	276.7	392.9	139.8	139.8	387.6	21	30
1956	227.6	219.4	401.5	189.3	270.7	116.2	110.9	313.5	17	25
1957	266.1	229.7	159.4	168.4	128.3	118.0	92.6	218.8	17	13
1957: February	22.0	14.0	20.2	9.3	9.9	10.2	7.3	24.4	15	16
March.....	22.2	20.1	19.5	11.3	11.4	13.0	7.6	21.8	14	14
April.....	25.7	20.4	19.4	12.1	13.5	8.7	7.1	20.6	13	15
May.....	23.3	20.2	16.6	14.9	12.0	10.7	6.7	16.6	15	12
June.....	22.8	20.1	13.7	15.3	13.0	6.8	6.3	16.2	16	14
July.....	22.0	21.2	14.0	15.7	12.3	11.0	7.6	15.6	17	13
August.....	28.8	25.6	14.5	17.7	11.6	10.2	8.5	14.6	18	12
September.....	24.9	22.5	*8.9	16.4	*11.8	6.0	5.9	*17.1	18	*13
October.....	26.3	21.2	*6.4	18.7	*9.7	12.7	8.6	*16.9	21	*11
November.....	16.6	16.1	*3.7	15.0	*6.4	9.9	9.9	*13.4	20	*8
December.....	16.6	15.1	*3.5	14.2	*4.6	9.1	9.1	*11.4	23	*8
1958: January.....	22.6	19.3	*5.3	13.3	*4.1	13.7	10.4	*10.4	21	*6
February.....	23.4	23.2	*5.3	11.3	*2.8	12.5	10.7	*9.1	19	*5
First 2 months:										
1957.....	36.8	27.1	39.1	17.0	21.9	19.9	15.3	54.7	14	18
1958.....	46.0	42.5	*10.6	24.7	*6.8	26.1	21.1	*19.5	20	*5
Percent change, 1957-58.....	+25.0	+56.8	-72.9	+45.3	-68.9	+31.2	+37.9	-64.4	--	--

Source: Table compiled by Department of Labor from data reported by the Federal Housing Administration (FHFA) and the Veterans Administration. * Beginning with data for October 1957, all VA series are as of the calendar month. Data for September 1957 cover the period August 26th through September 30, and for all previous months, the statistics are as of the 26th through the 25th. Excludes units under the armed services (Capehart) housing program, which are classified as public and whose inspection while under construction is under the auspices of the Department of Defense. ² Not available.

Table B-7: Nonfarm Mortgage Recordings of \$20,000 or Less: Number and Average Amount, and Total Amount by Type of Lender

Period	Total number (in thousands)	Average amount (dollars)	Total amount (in millions of dollars) recorded by--						
			All lenders	Savings and loan associations	Insurance companies	Commercial banks	Mutual savings banks	Individuals	All other lenders
Year: 1950	3,032	5,335	16,179	5,060	1,618	3,365	1,064	2,299	2,774
1951	2,878	5,701	16,405	5,295	1,615	3,370	1,013	2,539	2,572
1952	3,028	5,950	18,018	6,452	1,420	3,600	1,137	2,758	2,651
1953	3,164	6,241	19,747	7,365	1,480	3,680	1,327	2,841	3,055
1954	3,458	6,644	22,974	8,312	1,768	4,239	1,501	2,882	4,272
1955	3,913	7,279	28,484	10,452	1,932	5,617	1,858	3,362	5,265
1956	3,602	7,521	27,088	9,532	1,799	5,458	1,824	3,558	4,917
1957	3,246	7,469	24,244	9,217	1,472	4,264	1,430	3,554	4,307
1957: January	258	7,541	1,942	659	133	353	117	304	376
February	237	7,381	1,749	644	105	308	96	271	325
March	264	7,333	1,937	744	115	335	99	293	351
April	277	7,390	2,044	798	116	357	110	306	357
May	289	7,431	2,144	840	125	374	120	314	371
June	274	7,407	2,028	795	118	363	125	290	337
July	296	7,456	2,211	852	130	390	142	325	372
August	296	7,473	2,208	883	132	378	137	310	368
September	272	7,446	2,026	796	124	354	121	288	343
October	294	7,563	2,226	855	132	395	131	321	392
November	247	7,585	1,877	686	117	333	118	271	352
December	243	7,631	1,851	666	125	325	112	260	363
1958: January	237	7,512	1,782	627	111	322	98	280	344
Percent change									
January, 1957-58	-8	(1)	-8	-5	-17	-9	-16	-8	-9

Source: Table compiled by Department of Labor from data reported by the Federal Home Loan Bank Board. ¹ Change of less than one-half of 1 percent.

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Table B-8: Housing Vacancy Rates: Vacancy-Occupancy Status and Condition of Dwelling Units, Nationally

Status and condition of dwelling units	(Percent distribution)									
	1950	1956				1957				1958
	Apr.	1st qtr.	2d qtr.	3d qtr.	4th qtr.	1st qtr.	2d qtr.	3d qtr.	4th qtr.	1st qtr.
Total dwelling units.....	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
Vacant dwelling units:										
Available for occupancy ¹	1.5	2.7	2.6	2.8	2.5	2.3	2.3	2.4	2.5	2.8
For rent ²	1.1	2.2	2.1	2.2	2.1	1.8	1.8	1.9	2.0	2.2
For sale.....	.5	.5	.5	.6	.4	.5	.5	.5	.5	.6
Rented or sold, awaiting occupancy ¹	1.7	.4	.5	.6	.4	.4	.5	.5	.4	.4
Held off market ¹	1.1	2.2	2.1	1.8	2.0	1.9	2.2	2.2	2.2	2.2
Dilapidated.....	1.1	1.1	1.0	1.0	1.1	1.2	1.3	1.1	1.2	1.2
Seasonal dwelling units ³	2.5	2.4	2.5	2.8	2.7	2.7	2.8	3.0	2.6	3.5
Occupied dwelling units.....	93.1	91.2	91.3	91.0	91.3	91.5	90.9	90.8	91.1	89.9

Source: Department of Commerce, Bureau of the Census, Housing and Construction Reports, Series H-111. ¹Nonseasonal, not dilapidated units. ²Comprises vacant units offered for rent, as well as those being offered either for rent or for sale. ³Comprises unoccupied units and units temporarily occupied by nonresidents, that is, persons with usual residence elsewhere.

Table B-9: Housing Vacancy Rates: Vacancy-Occupancy Status and Condition of Dwelling Units, by Regional and Metropolitan-Nonmetropolitan Location

Status and condition of dwelling units	(Percent distribution)																									
	1950	1956	1957				1958	1950	1956	1957				1958												
	Apr.	4th qtr.	1st qtr.	2d qtr.	3d qtr.	4th qtr.	1st qtr.	Apr.	4th qtr.	1st qtr.	2d qtr.	3d qtr.	4th qtr.	1st qtr.												
NORTHEAST																										
Total dwelling units.....	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0												
Vacant dwelling units:																										
Available for occupancy ¹	1.1	1.6	1.6	1.6	1.6	1.8	1.8	1.1	2.1	2.0	1.9	2.2	2.3	3.0												
For rent ².....	.7	1.3	1.2	1.2	1.3	1.3	1.3	.7	1.7	1.5	1.4	1.8	1.9	2.2											
For sale.....	.4	.3	.4	.4	.3	.5	.5	.4	.4	.5	.5	.4	.4	.8												
Rented or sold, awaiting occupancy ¹	}1.4	{.5	.4	.5	.5	.5	.3	}1.5	{.4	.4	.5	.5	.4	.4												
Held off market ¹															1.0	1.2	1.3	1.1	1.2	1.7	1.8	1.9	2.1	2.0	2.3	
Dilapidated.....															.3	.4	.4	.3	.4	.3	.8	.8	.9	1.0	1.0	1.0	1.0
Seasonal dwelling units ³	3.9	5.2	5.2	5.4	5.0	4.7	6.4	2.2	1.9	2.0	2.3	2.4	1.9	2.5												
Occupied dwelling units.....	93.2	91.4	91.4	90.9	91.3	91.5	90.0	94.4	93.1	92.9	92.4	91.8	92.4	90.8												
SOUTH																										
Total dwelling units.....	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0												
Vacant dwelling units:																										
Available for occupancy ¹	2.0	3.3	2.7	2.7	2.8	3.0	3.3	2.7	3.2	3.2	3.7	3.4	3.3	3.3												
For rent ²	1.5	2.8	2.2	2.2	2.3	2.5	2.7	2.0	2.7	2.6	3.0	2.8	2.7	2.7												
For sale.....	.5	.5	.5	.5	.5	.5	.6	.7	.5	.6	.7	.6	.6	.6												
Rented or sold, awaiting occupancy ¹	}1.9	{.4	.4	.4	.4	.3	.4	}2.3	{.5	.4	.6	.5	.4	.4												
Held off market ¹															2.5	2.7	2.9	2.8	3.0	3.0	2.9	2.3	2.5	2.9	2.6	2.5
Dilapidated.....															2.2	2.2	2.4	2.7	2.3	2.5	2.6	1.0	.8	.9	.9	.7	.9	.7
Seasonal dwelling units ³	1.4	1.6	1.7	1.7	2.2	1.7	1.8	2.3	1.8	1.6	1.7	2.0	1.9	3.3												
Occupied dwelling units.....	92.5	90.0	90.1	89.6	89.5	89.5	88.9	91.7	90.8	91.6	90.6	90.5	90.9	89.8												
INSIDE METROPOLITAN AREAS																										
Total dwelling units.....	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0												
Vacant dwelling units:																										
Available for occupancy ¹	1.6	2.2	2.0	2.0	2.2	2.2	2.5	1.6	2.8	2.6	2.8	2.8	3.0	3.3												
For rent ²	1.1	1.8	1.6	1.6	1.8	1.7	1.9	1.2	2.3	2.1	2.2	2.2	2.5	2.6												
For sale.....	.5	.4	.4	.4	.4	.5	.6	.4	.5	.5	.6	.6	.5	.7												
Rented or sold, awaiting occupancy ¹	}1.2	{.5	.4	.5	.5	.5	.4	}2.4	{.4	.4	.4	.4	.3	.3												
Held off market ¹															1.1	1.2	1.3	1.4	1.2	1.2	3.1	3.0	3.3	3.2	3.5	3.5
Dilapidated.....															.4	.4	.5	.5	.4	.4	.4	2.0	2.1	2.3	2.5	2.1	2.3	2.4
Seasonal dwelling units ³	1.1	1.2	1.4	1.1	1.0	1.0	1.4	4.0	4.7	4.4	5.2	5.6	4.8	6.3												
Occupied dwelling units.....	95.7	94.6	94.5	94.6	94.5	94.7	94.1	90.0	80.9	87.3	85.8	85.9	86.1	84.2												
OUTSIDE METROPOLITAN AREAS																										
Total dwelling units.....	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0												
Vacant dwelling units:																										
Available for occupancy ¹	1.6	2.2	2.0	2.0	2.2	2.2	2.5	1.6	2.8	2.6	2.8	2.8	3.0	3.3												
For rent ²	1.1	1.8	1.6	1.6	1.8	1.7	1.9	1.2	2.3	2.1	2.2	2.2	2.5	2.6												
For sale.....	.5	.4	.4	.4	.4	.5	.6	.4	.5	.5	.6	.6	.5	.7												
Rented or sold, awaiting occupancy ¹	}1.2	{.5	.4	.5	.5	.5	.4	}2.4	{.4	.4	.4	.4	.3	.3												
Held off market ¹															1.1	1.2	1.3	1.4	1.2	1.2	3.1	3.0	3.3	3.2	3.5	3.5
Dilapidated.....															.4	.4	.5	.5	.4	.4	.4	2.0	2.1	2.3	2.5	2.1	2.3	2.4
Seasonal dwelling units ³	1.1	1.2	1.4	1.1	1.0	1.0	1.4	4.0	4.7	4.4	5.2	5.6	4.8	6.3												
Occupied dwelling units.....	95.7	94.6	94.5	94.6	94.5	94.7	94.1	90.0	80.9	87.3	85.8	85.9	86.1	84.2												

Source: Department of Commerce, Bureau of the Census, Housing and Construction Reports, Series H-111. NOTE: See footnotes 1, 2, and 3 to table B-8 above.

Part C--Building Permits

Table C-1: Building Permit Activity: Current Summary, by Type of Building Construction

Type of building construction	Valuation (in millions of dollars)						Percent change, Feb. 1957-58
	1958		1957		First 2 months		
	Feb.	Jan.	Dec.	Feb.	1958	1957	
All building construction ¹	1,106.5	1,143.6	1,097.4	1,220.0	2,250.1	2,331.7	-9
Private	935.6	994.9	958.5	1,054.3	1,930.5	2,031.4	-11
Public	170.9	148.7	139.0	165.7	319.6	300.3	+3
New dwelling units ²	526.3	563.1	535.7	588.4	1,089.4	1,123.8	-11
Number of new dwelling units	(50,809)	(54,586)	(49,827)	(55,961)	(105,395)	(107,608)	(-9)
New nonresidential building	447.8	426.5	433.9	491.4	874.3	941.0	-9
Commercial buildings	150.7	135.2	151.4	155.6	285.9	280.5	-3
Stores and other mercantile buildings	58.3	60.0	60.3	58.5	118.3	113.1	(3)
All other commercial buildings	92.4	75.2	91.1	97.1	167.6	167.4	-5
Community buildings.....	167.0	166.8	163.3	154.2	333.8	325.0	+8
Industrial buildings.....	45.0	61.0	63.8	87.1	106.0	175.0	-48
All other nonresidential buildings	85.1	63.5	55.4	94.5	148.6	160.5	-10
Additions, alterations, and repairs.....	120.5	138.8	106.4	129.0	259.3	248.0	-7

Source: Department of Labor.

¹ Includes new nonhousekeeping residential building, not shown separately.

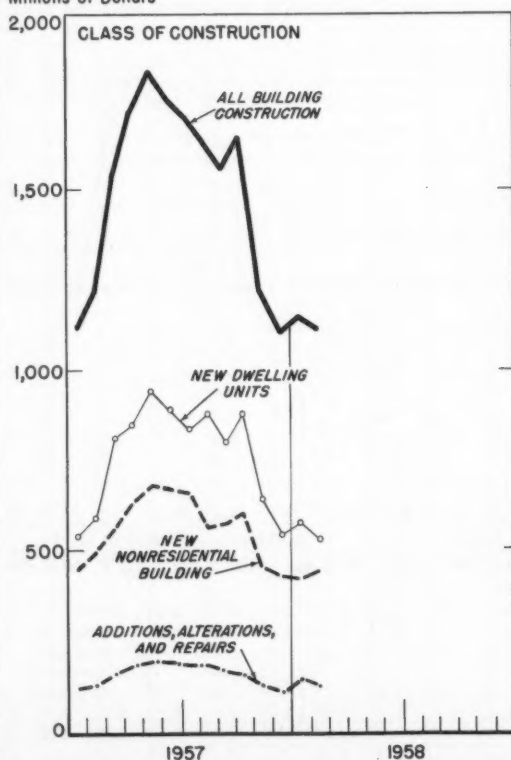
² Housekeeping only.

³ Change of less than one-half of 1 percent.

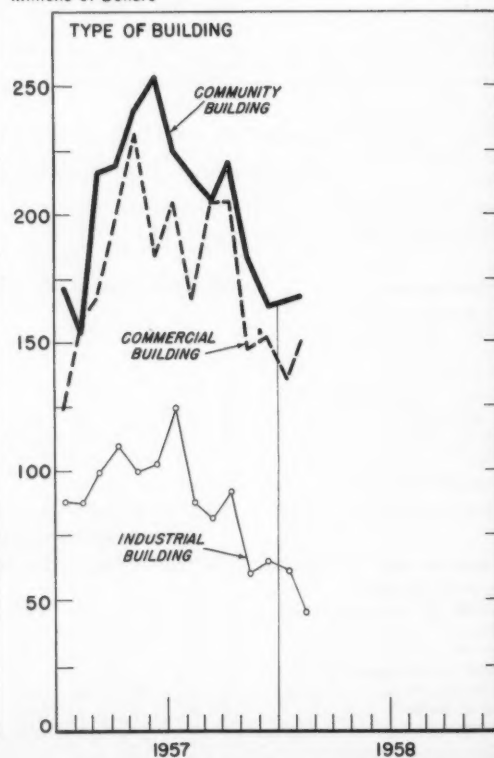
Chart 5.

Building Permit Activity

Millions of Dollars



Millions of Dollars



SOURCE: DEPARTMENT OF LABOR.

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Table C-2: Building Permit Activity: Valuation, by Type of Building Construction and Region¹

Type of building construction	Valuation (in millions of dollars)						Percent change, Jan. 1957-58
	1957			1958	Year		
	Jan.	Nov.	Dec.	Jan.	1956	1957	
	UNITED STATES						
All building construction ²	1,111.7	1,230.6	1,097.4	1,143.6	18,787.8	18,142.3	+ 3
New dwelling units ³	535.4	635.8	535.7	563.1	10,149.6	9,220.0	+ 5
New nonresidential building	449.6	459.1	433.9	426.5	6,664.5	6,834.1	- 5
Commercial buildings	124.9	147.4	151.4	135.2	2,184.7	2,224.0	+ 8
Amusement buildings	7.3	18.2	11.6	10.2	116.1	139.8	+40
Commercial garages	4.5	2.9	2.1	4.2	60.6	57.5	- 7
Gasoline and service stations	12.5	10.3	9.9	10.2	165.5	159.1	-18
Office buildings	46.1	60.3	67.4	50.7	828.3	975.7	+10
Stores and other mercantile bldgs.	54.5	55.7	60.3	60.0	1,014.3	891.8	+10
Community buildings	170.8	194.2	163.3	166.8	2,263.1	2,478.6	- 2
Educational buildings	110.9	98.8	108.6	107.0	1,431.4	1,491.8	- 4
Institutional buildings	32.9	61.0	27.3	33.7	380.3	522.6	+ 2
Religious buildings	27.1	34.4	27.3	26.1	451.4	464.2	- 4
Garages, private residential	5.3	12.2	6.3	5.9	201.9	200.4	+11
Industrial buildings	87.9	59.8	63.8	61.0	1,273.3	1,085.9	-31
Public utilities buildings	35.0	24.7	22.1	28.4	328.4	423.5	-19
All other nonresidential buildings	25.7	20.8	26.9	29.2	413.0	421.7	+14
Additions, alterations, and repairs	119.1	122.5	106.4	138.8	1,831.4	1,904.0	+17
Northeast							
All building construction ²	196.6	272.9	219.4	213.7	4,056.2	3,878.8	+ 9
New dwelling units ³	86.9	139.0	102.1	79.7	2,200.4	1,864.4	- 8
New nonresidential building	83.2	100.8	89.7	105.7	1,435.8	1,550.0	+27
Commercial buildings	24.8	32.1	30.4	30.7	481.1	567.4	+24
Amusement buildings	2.1	2.8	2.0	1.1	22.7	30.6	-48
Commercial garages	.5	.4	.4	1.6	20.7	14.7	+220
Gasoline and service stations	2.3	2.2	2.0	1.9	29.8	29.6	-17
Office buildings	8.6	14.3	15.7	19.4	224.5	322.9	+126
Stores and other mercantile bldgs.	11.3	12.3	10.4	6.7	183.5	169.6	-41
Community buildings	34.9	47.6	39.2	34.6	532.4	571.4	- 1
Educational buildings	22.5	21.4	24.7	22.1	334.9	364.0	- 2
Institutional buildings	6.2	17.8	9.7	7.7	100.8	117.1	+24
Religious buildings	6.1	8.4	4.8	4.8	96.7	90.3	-21
Garages, private residential	1.0	3.0	1.4	1.0	41.5	41.0	0
Industrial buildings	13.2	11.9	8.5	22.6	246.0	210.0	+71
Public utilities buildings	3.6	3.0	2.5	7.1	63.2	81.5	+97
All other nonresidential buildings	5.7	3.3	7.8	9.5	71.5	78.7	+67
Additions, alterations, and repairs	24.8	29.4	23.5	24.5	394.5	424.6	- 1
North Central							
All building construction ²	242.8	324.9	319.2	229.8	5,681.0	5,282.1	- 5
New dwelling units ³	106.7	165.0	131.7	109.1	3,144.7	2,644.3	+ 2
New nonresidential building	110.7	128.5	156.9	87.9	1,993.5	2,104.0	-21
Commercial buildings	18.8	55.1	55.5	25.6	558.5	555.1	+36
Amusement buildings	1.6	11.6	4.6	1.2	35.9	44.5	-25
Commercial garages	.5	.3	.2	.3	13.7	17.2	-40
Gasoline and service stations	3.1	2.6	2.5	2.8	50.7	50.1	-10
Office buildings	6.1	22.9	35.9	8.3	189.7	210.0	+36
Stores and other mercantile bldgs.	7.4	17.6	12.3	13.0	268.5	233.4	+76
Community buildings	42.9	38.8	50.9	38.7	685.7	765.7	-10
Educational buildings	23.1	20.2	36.3	20.0	446.4	443.1	-13
Institutional buildings	12.8	5.1	7.9	11.8	97.3	164.2	- 8
Religious buildings	7.0	13.5	6.7	7.0	141.9	158.3	0
Garages, private residential	1.4	5.7	2.4	1.6	108.6	110.0	+14
Industrial buildings	35.5	21.8	34.1	11.2	466.1	437.9	-68
Public utilities buildings	8.7	2.7	7.9	8.3	99.8	156.0	- 5
All other nonresidential buildings	3.4	4.6	6.1	2.6	74.8	79.3	-24
Additions, alterations, and repairs	24.8	29.6	25.5	32.1	510.7	499.9	+29

See footnotes at end of table.

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Table C-2: Building Permit Activity: Valuation, by Type of Building Construction and Region ¹-- Continued

Type of building construction	Valuation (in millions of dollars)						Percent change, Jan. 1957-58
	1957			1958	Year		
	Jan.	Nov.	Dec.	Jan.	1956	1957	
	South						
All building construction ²	339.7	324.3	288.2	375.7	4,467.0	4,614.8	+11
New dwelling units ³	172.5	169.3	155.9	195.6	2,346.0	2,361.9	+13
New nonresidential building	131.0	119.0	91.8	131.3	1,596.9	1,664.3	(4)
Commercial buildings	42.9	32.6	37.9	48.3	635.0	637.8	+13
Amusement buildings	1.5	1.8	2.1	5.2	24.5	34.6	+247
Commercial garages	1.1	1.6	.9	1.3	15.2	12.3	+18
Gasoline and service stations	5.0	3.3	3.4	3.5	55.6	50.7	-30
Office buildings	16.4	12.3	7.4	13.1	229.2	264.0	-20
Stores and other mercantile bldgs.	18.9	13.6	24.1	25.2	310.5	276.2	+33
Community buildings	60.4	52.7	32.8	56.8	561.0	626.2	-6
Educational buildings	42.1	32.3	20.0	42.4	323.2	348.9	+1
Institutional buildings	8.8	12.7	4.2	5.3	103.7	137.0	-40
Religious buildings	9.6	7.7	8.6	9.0	134.1	140.3	-6
Garages, private residential	1.1	1.4	1.0	1.2	18.9	19.4	+9
Industrial buildings	14.1	14.0	11.5	11.7	184.3	198.2	-17
Public utilities buildings	6.4	14.4	3.8	4.6	97.0	96.5	-28
All other nonresidential buildings	6.0	3.8	4.8	8.7	100.6	86.2	+45
Additions, alterations, and repairs	35.3	32.2	30.4	43.3	481.9	520.6	+23
West							
All building construction ²	332.6	308.6	270.6	324.4	4,583.5	4,366.6	-2
New dwelling units ³	169.2	162.6	146.0	178.7	2,458.5	2,349.3	+6
New nonresidential building	124.6	110.7	95.4	101.6	1,638.3	1,515.7	-18
Commercial buildings	38.4	27.7	27.5	30.6	510.0	463.6	-20
Amusement buildings	2.0	2.0	2.9	2.6	32.9	30.2	+30
Commercial garages	2.3	.6	.6	1.1	11.0	13.4	-52
Gasoline and service stations	2.1	2.1	2.1	2.1	29.4	28.7	0
Office buildings	15.0	10.8	8.5	9.8	184.9	178.7	-35
Stores and other mercantile bldgs.	16.9	12.3	13.5	14.9	251.8	212.6	-12
Community buildings	32.6	55.1	40.3	36.7	484.2	515.3	+13
Educational buildings	23.3	24.9	27.6	22.5	326.9	335.8	-3
Institutional buildings	5.1	25.4	5.6	8.9	78.5	104.3	+75
Religious buildings	4.3	4.7	7.2	5.3	78.7	75.2	+23
Garages, private residential	1.7	2.1	1.5	2.1	32.8	30.0	+24
Industrial buildings	25.1	12.1	9.7	15.5	376.9	239.9	-38
Public utilities buildings	16.2	4.7	8.0	8.4	68.3	89.5	-48
All other nonresidential buildings	10.6	9.1	8.2	8.4	166.1	177.4	-21
Additions, alterations, and repairs	34.1	31.3	27.1	38.8	444.3	458.8	+14

Source: Department of Labor.

¹ Composition of regions, and nonfarm population distribution by region, are shown below table A-2. ² Includes new nonhousekeeping residential building, not shown separately. ³ Housekeeping only. ⁴ Change of less than one-half of 1 percent.

Table C-3: Building Permit Activity: Number of Nonresidential Buildings, by Type of Building

Type of construction	1957								1958
	Jan.	June	July	Aug.	Sept.	Oct.	Nov.	Dec.	Jan.
Amusement buildings	142	260	276	199	185	218	162	175	155
Commercial garages	150	177	97	126	125	128	90	101	74
Educational buildings	327	420	453	383	375	390	303	291	383
Garages, private residential	5,354	21,864	23,354	24,658	25,717	22,508	12,163	6,470	6,000
Gasoline and service stations	768	846	864	856	851	821	630	584	610
Industrial buildings	1,060	1,151	1,364	1,163	1,302	1,356	960	913	755
Institutional buildings	63	142	127	110	110	126	109	89	85
Office buildings	501	627	707	707	638	726	539	455	505
Religious buildings	335	514	634	567	574	552	415	320	353
Stores and other mercantile buildings	1,962	2,591	2,641	2,192	2,230	2,199	1,786	1,496	1,670

Source: Department of Labor.

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Table C-4: Building Permit Activity: Valuation and Number of New Dwelling Units, by Type of Structure, Public-Private Ownership, and Region ¹

(Housekeeping units only)

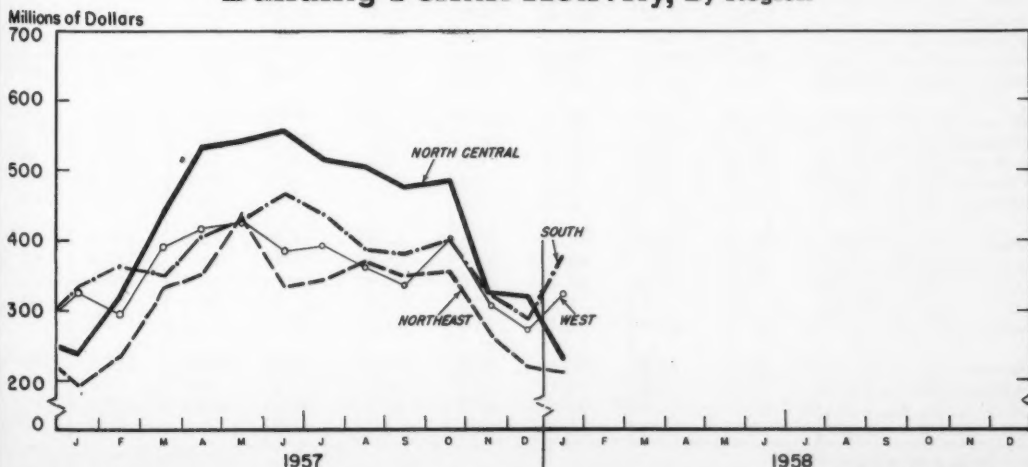
Ownership and type of structure	Valuation (in millions of dollars)					Number of dwelling units				
	1957		1958	Year		1957		1958	Year	
	Jan.	Dec.	Jan.	1957	1956	Jan.	Dec.	Jan.	1957	1956
UNITED STATES										
All new dwelling units..	535.4	535.7	563.1	9,220.0	10,149.6	51,647	49,827	54,586	846,973	943,149
Privately owned	528.2	525.4	548.2	8,937.6	9,971.9	50,837	48,816	53,150	820,278	925,164
1-family	465.5	451.8	464.4	7,922.0	9,221.8	41,016	38,236	40,419	668,801	811,855
2-4 family	20.8	23.6	25.8	340.3	302.9	3,262	3,460	3,758	49,468	44,682
5-or-more family	41.9	50.0	58.0	675.3	447.2	6,559	7,120	8,973	102,009	68,627
Publicly owned	7.2	10.2	14.9	282.4	177.7	810	1,011	1,436	26,695	17,985
Northeast										
All new dwelling units..	86.9	102.1	79.7	1,864.4	2,200.4	7,791	8,707	6,879	162,304	198,459
Privately owned	84.6	94.0	73.0	1,777.7	2,115.6	7,506	7,902	6,333	153,920	189,351
1-family	73.6	80.4	62.1	1,569.9	1,926.0	6,014	6,414	4,969	127,279	164,567
2-4 family	3.7	5.2	3.7	64.8	66.8	534	591	468	8,780	9,156
5-or-more family	7.3	8.4	7.2	143.1	122.8	958	897	896	17,861	15,628
Publicly owned	2.3	8.1	6.7	86.7	84.8	285	805	546	8,384	9,108
North Central										
All new dwelling units..	106.7	131.7	109.1	2,644.3	3,144.7	8,578	10,347	8,948	207,163	251,526
Privately owned	103.7	131.2	107.6	2,608.8	3,103.3	8,352	10,297	8,808	203,572	247,294
1-family	94.5	113.7	93.5	2,388.2	2,947.3	7,204	8,324	6,999	177,458	229,292
2-4 family	4.5	6.0	5.4	105.0	89.8	500	675	663	11,355	9,414
5-or-more family	4.8	11.4	8.6	115.6	66.2	648	1,298	1,146	14,759	8,588
Publicly owned	3.0	.5	1.5	35.5	41.4	226	50	140	3,591	4,232
South										
All new dwelling units..	172.5	155.9	195.6	2,361.9	2,346.0	17,954	16,162	20,624	243,768	249,557
Privately owned	170.6	154.3	189.0	2,253.4	2,310.4	17,655	16,006	19,876	233,198	246,303
1-family	155.7	140.2	168.3	2,077.8	2,168.1	15,263	13,621	16,573	201,688	221,818
2-4 family	4.4	4.9	6.1	59.6	54.2	843	967	1,101	11,619	10,820
5-or-more family	10.6	9.2	14.6	116.0	88.1	1,549	1,418	2,202	19,891	13,665
Publicly owned	1.9	1.6	6.7	108.5	35.6	299	156	748	10,570	3,254
West										
All new dwelling units..	169.2	146.0	178.7	2,349.3	2,458.5	17,324	14,611	18,135	233,738	243,607
Privately owned	169.2	146.0	178.7	2,297.6	2,442.6	17,324	14,611	18,133	229,588	242,216
1-family	141.7	117.5	140.5	1,886.1	2,180.4	12,535	9,877	11,878	162,376	196,178
2-4 family	8.4	7.5	10.7	110.9	92.0	1,385	1,227	1,526	17,714	15,292
5-or-more family	19.2	21.0	27.5	300.6	170.1	3,404	3,507	4,729	49,498	30,746
Publicly owned	0	0	(2)	51.7	15.9	0	0	2	4,150	1,391

Source: Department of Labor.
 than \$50,000.

¹ Composition of regions, and nonfarm population distribution by region, are shown below table A-2. ² Less

Chart 6.

Building Permit Activity, By Region



SOURCE: DEPARTMENT OF LABOR.

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Table C-5: Building Permit Activity: Total Valuation, by Metropolitan-Nonmetropolitan Location and by State

State	(Millions of dollars)								Percent change, year 1956-57
	1956	1957					Year		
	Dec.	Aug.	Sept.	Oct.	Nov.	Dec.	1956	1957	
ALL STATES	1,055.0	1,626.1	1,551.7	1,642.7	1,230.6	1,097.4	18,787.8	18,142.5	- 3
Metropolitan areas	843.4	1,261.8	1,202.5	1,278.2	957.8	860.2	14,688.9	14,104.1	- 4
Nonmetropolitan areas	211.6	364.3	349.2	364.5	272.8	237.2	4,098.9	4,038.2	- 1
Alabama	11.2	13.8	14.1	13.0	15.6	16.5	173.3	190.6	+10
Arizona	11.4	20.1	19.4	17.6	15.1	13.0	189.7	224.5	+18
Arkansas	3.4	5.4	5.7	5.7	4.4	3.3	57.4	70.6	+23
California	203.5	250.7	229.5	287.6	216.1	195.1	3,163.3	3,048.0	- 4
Colorado	20.2	18.1	21.2	24.0	17.6	16.0	282.0	263.8	- 6
Connecticut	22.6	40.5	36.3	25.2	27.9	18.4	375.1	390.3	+ 4
Delaware	3.4	7.4	5.9	6.1	4.5	2.3	66.0	68.9	+ 4
District of Columbia	2.1	2.9	13.2	9.1	13.7	3.1	66.8	133.8	+100
Florida	57.8	81.4	74.5	77.7	73.4	77.0	834.8	946.3	+13
Georgia	12.8	18.9	24.4	22.9	15.3	17.1	250.1	247.0	- 1
Idaho	1.3	4.0	3.0	4.7	2.5	1.8	39.6	38.2	- 4
Illinois	75.2	103.9	105.7	108.9	73.6	93.8	1,334.3	1,239.5	- 7
Indiana	20.5	49.0	43.9	44.1	19.3	20.0	432.0	419.5	- 3
Iowa	7.6	14.7	17.1	16.6	12.5	7.9	181.9	160.5	-12
Kansas	8.7	17.9	12.6	10.8	7.1	10.9	151.9	134.5	-11
Kentucky	10.1	14.5	16.5	12.2	10.5	5.0	168.2	169.1	+ 1
Louisiana	18.6	20.9	20.1	23.0	16.8	19.6	273.1	250.5	- 8
Maine .....	.8	1.8	3.2	2.7	1.3	.8	33.9	29.2	-14
Maryland	28.8	32.5	29.9	55.3	33.4	24.0	430.4	446.7	+ 4
Massachusetts	25.9	42.6	31.5	38.4	26.6	24.2	470.4	440.5	- 6
Michigan	38.9	87.9	82.6	82.1	73.5	43.9	1,090.8	933.4	-14
Minnesota	15.0	35.2	40.1	35.2	27.0	18.1	376.1	390.7	+ 4
Mississippi	3.0	4.4	6.3	5.8	4.5	3.0	53.5	54.2	+ 1
Missouri	15.3	29.4	27.7	33.5	15.5	29.0	306.7	302.0	- 2
Montana .....	.9	2.6	3.1	2.7	1.9	1.6	42.7	35.1	-18
Nebraska	2.6	8.3	5.7	7.5	3.1	6.3	82.0	78.5	- 4
Nevada	2.3	4.7	4.0	3.2	7.8	3.1	45.5	60.2	+32
New Hampshire	1.6	2.1	1.6	1.9	2.0	4.6	37.8	30.1	-20
New Jersey	55.6	71.8	65.0	70.1	49.9	42.9	811.8	723.2	-11
New Mexico	5.4	5.5	7.6	6.1	8.9	6.3	77.2	88.4	+15
New York	88.7	114.1	147.4	139.5	108.8	90.1	1,476.0	1,450.6	- 2
North Carolina	11.9	17.6	16.9	14.5	13.4	10.5	221.6	194.3	-12
North Dakota .....	.9	5.4	5.0	4.3	1.5	.6	40.5	37.2	- 8
Ohio	53.5	108.1	93.3	101.2	57.2	60.7	1,205.5	1,093.9	- 9
Oklahoma	8.2	13.2	9.3	10.5	9.3	7.4	143.2	121.3	-15
Oregon	7.2	13.7	12.3	12.1	7.2	7.6	182.0	138.9	-24
Pennsylvania	47.2	93.0	53.4	66.8	51.1	36.1	781.4	749.3	- 4
Rhode Island	3.1	5.3	5.3	6.3	4.3	2.1	59.6	48.8	-18
South Carolina	5.3	6.2	5.3	5.0	2.7	3.7	75.8	63.4	-16
South Dakota	1.0	3.5	3.4	4.2	2.4	1.4	37.4	36.0	- 4
Tennessee	13.6	15.8	14.2	14.5	12.4	8.8	213.8	179.3	-16
Texas	56.1	83.6	88.0	89.2	68.0	64.0	916.9	1,013.4	+11
Utah	4.3	9.8	10.2	11.6	5.9	6.9	145.3	113.5	-22
Vermont .....	.2	.6	7.0	1.8	.9	.2	10.1	15.6	+54
Virginia	23.2	34.0	32.2	30.6	23.4	18.5	457.5	384.3	-16
Washington	20.7	31.3	26.4	29.1	24.3	17.9	390.6	335.3	-14
West Virginia	2.8	14.8	4.5	5.2	3.0	4.4	64.4	80.8	+25
Wisconsin	18.8	41.0	42.7	41.1	32.2	26.8	442.0	457.3	+ 3
Wyoming	1.9	2.1	3.1	1.7	1.3	1.3	25.6	21.1	-18

Source: Department of Labor.

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Table C-6: Building Permit Activity: Number of New Dwelling Units, by Metropolitan-Nonmetropolitan Location and by State

(Housekeeping units only)

State	1956	1957					Year		Percent change, year 1956-57
	Dec.	Aug.	Sept.	Oct.	Nov.	Dec.	1956	1957	
ALL STATES	48,283	80,298	72,063	79,453	58,719	49,827	943,149	846,973	-10
Metropolitan areas	37,577	62,531	54,032	60,044	45,049	38,571	721,936	648,902	-10
Nonmetropolitan areas	10,706	17,767	18,031	19,409	13,670	11,256	221,213	198,071	-10
Alabama	733	1,106	1,108	1,080	1,281	851	12,344	13,056	+6
Arizona	821	1,378	1,562	1,412	1,297	1,088	12,216	15,640	+28
Arkansas	228	298	384	349	265	194	3,726	3,609	-3
California	10,294	13,748	12,855	16,595	11,581	10,747	177,168	169,309	-4
Colorado	962	1,158	1,014	1,253	869	658	14,837	12,944	-13
Connecticut	1,097	1,771	1,209	989	1,042	742	17,514	15,612	-11
Delaware	112	280	132	273	182	107	3,202	2,344	-27
District of Columbia	42	48	51	670	558	43	2,176	3,082	+42
Florida	4,112	5,442	4,773	5,352	4,750	5,368	58,144	62,754	+8
Georgia	780	1,258	1,414	1,541	964	804	16,355	14,564	-11
Idaho	55	138	141	190	149	96	1,590	1,510	-5
Illinois	3,349	4,313	3,655	4,032	3,016	2,498	58,558	46,988	-20
Indiana	848	1,732	1,529	1,395	860	748	19,760	15,119	-23
Iowa	268	629	476	591	431	359	7,847	5,888	-25
Kansas	317	631	545	569	497	441	8,205	6,385	-22
Kentucky	681	661	835	652	375	327	9,039	7,681	-15
Louisiana	651	884	997	1,052	873	904	11,552	11,269	-2
Maine	40	90	101	129	57	44	1,393	1,165	-16
Maryland	1,275	1,771	1,365	1,734	1,437	1,008	22,524	22,298	-1
Massachusetts	995	1,397	1,233	1,430	1,159	965	22,571	16,343	-28
Michigan	1,565	4,676	3,815	3,836	2,213	1,573	49,033	39,983	-18
Minnesota	508	1,431	1,794	1,442	1,037	606	15,819	14,091	-11
Mississippi	171	249	168	296	304	132	2,919	2,648	-9
Missouri	396	1,269	1,097	1,263	731	645	13,161	10,845	-18
Montana	42	111	130	137	104	74	1,778	1,334	-25
Nebraska	136	394	349	377	209	255	4,529	3,794	-16
Nevada	75	111	125	104	103	200	2,241	2,540	+13
New Hampshire	43	112	98	122	118	63	1,992	1,351	-32
New Jersey	2,303	3,166	3,210	3,122	2,245	1,692	43,610	34,310	-21
New Mexico	281	392	547	360	506	400	4,699	5,414	+15
New York	3,971	7,285	5,410	7,221	5,364	3,951	74,849	62,509	-16
North Carolina	502	812	893	765	611	499	10,533	9,089	-14
North Dakota	37	205	232	279	88	38	1,602	1,541	-4
Ohio	1,934	4,556	3,991	4,204	2,474	2,132	51,215	43,033	-16
Oklahoma	363	525	493	498	452	446	7,118	5,750	-19
Oregon	226	393	347	348	263	239	6,534	4,315	-34
Pennsylvania	1,618	3,849	2,547	2,351	1,765	1,092	33,154	28,043	-15
Rhode Island	130	195	266	306	216	148	3,026	2,636	-13
South Carolina	191	338	266	284	189	211	3,945	3,265	-17
South Dakota	49	125	175	153	66	73	1,556	1,107	-29
Tennessee	602	962	917	1,056	772	585	11,540	9,954	-14
Texas	2,405	4,217	4,478	4,210	3,170	3,604	45,543	49,602	+9
Utah	185	662	535	574	349	242	6,397	5,648	-12
Vermont	7	33	37	48	25	10	350	335	-4
Virginia	1,042	2,103	1,678	1,609	1,317	942	25,844	20,271	-22
Washington	743	1,468	1,108	1,243	965	790	15,111	14,141	-6
West Virginia	111	273	218	185	137	137	3,053	2,532	-17
Wisconsin	938	1,533	1,675	1,703	1,192	979	20,241	18,389	-9
Wyoming	49	120	85	69	91	77	1,036	943	-9

Source: Department of Labor.

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Table C-7: Building Permit Activity: Total Valuation, in Selected Metropolitan Areas

(Millions of dollars)

Metropolitan area	1956	1957					Year		Percent change, year 1956-57
	Dec.	Aug.	Sept.	Oct.	Nov.	Dec.	1956	1957	
Atlanta, Ga.....	7.5	11.8	14.2	9.7	8.6	11.8	141.9	143.6	+ 1
Baltimore, Md.....	17.5	14.7	11.4	37.8	16.0	9.3	226.2	238.9	+ 6
Birmingham, Ala.....	5.0	5.3	4.7	4.8	3.9	6.1	70.9	68.3	- 4
Boston, Mass.....	14.1	23.7	17.0	21.3	14.9	13.5	251.0	244.5	- 3
Buffalo, N. Y.....	6.1	11.0	14.1	12.8	10.6	6.1	167.6	151.3	-10
Chicago, Ill.....	67.8	102.5	94.5	102.9	66.2	88.5	1,190.8	1,137.7	- 4
Cleveland, Ohio.....	13.9	34.8	26.9	32.4	17.4	17.2	380.9	332.6	-13
Columbus, Ohio.....	7.1	13.6	13.1	9.5	6.6	5.9	134.6	125.5	- 7
Denver, Colo.....	8.8	11.3	11.1	11.0	11.7	9.2	158.4	149.9	- 5
Detroit, Mich.....	23.7	54.9	54.3	47.7	51.2	26.8	691.9	595.3	-14
Indianapolis, Ind.....	4.6	10.6	10.8	13.6	6.4	5.5	127.9	115.9	- 9
Los Angeles, Calif.....	103.3	118.5	104.7	130.1	96.9	86.4	1,579.6	1,427.8	-10
Miami, Fla.....	16.9	25.8	19.2	21.5	18.2	20.9	266.0	293.4	+10
Milwaukee, Wis.....	8.7	19.5	15.7	15.6	9.9	10.0	181.4	187.8	+ 4
New York-Northeastern New Jersey..	107.1	125.7	158.0	151.7	113.5	96.1	1,547.6	1,501.8	- 3
Norfolk-Portsmouth, Va.....	2.7	5.0	4.3	5.7	2.3	2.9	80.9	67.1	-17
Philadelphia, Pa.....	31.6	62.5	32.8	36.6	32.7	26.6	513.4	461.6	-10
Phoenix, Ariz.....	8.5	15.0	13.0	13.0	12.0	10.2	125.2	145.4	+16
Rochester, N. Y.....	3.0	5.9	6.2	6.0	5.0	2.5	69.7	69.1	- 1
Salt Lake City, Utah.....	2.6	6.0	6.2	5.2	4.0	3.6	69.5	58.8	-15
San Diego, Calif.....	18.0	20.0	16.5	26.7	18.4	18.2	200.9	239.9	+19
San Francisco-Oakland, Calif.....	27.1	35.5	43.7	37.7	28.3	29.5	464.9	434.5	- 7
Seattle, Wash.....	9.4	15.4	12.8	14.3	12.1	8.6	174.3	162.3	- 7
Washington, D. C.....	12.3	27.7	33.0	27.7	31.6	18.0	318.0	363.8	+14

Source: Department of Labor.

Table C-8: Building Permit Activity: Number of New Dwelling Units, in Selected Metropolitan Areas

(Housekeeping only)

Metropolitan area	1956	1957					Year		Percent change, year 1956-57
	Dec.	Aug.	Sept.	Oct.	Nov.	Dec.	1956	1957	
Atlanta, Ga.....	427	713	623	646	451	458	9,485	7,630	-20
Baltimore, Md.....	771	837	489	672	783	551	11,538	12,059	+ 5
Birmingham, Ala.....	247	382	410	390	289	277	4,087	4,603	+13
Boston, Mass.....	525	669	507	669	518	501	9,936	7,457	-25
Buffalo, N. Y.....	264	643	640	684	318	395	9,714	7,041	-28
Chicago, Ill.....	3,091	3,752	3,082	3,526	2,616	2,287	51,475	41,479	-19
Cleveland, Ohio.....	404	1,388	1,094	970	673	745	12,235	11,777	- 4
Columbus, Ohio.....	351	437	491	475	407	252	6,988	5,326	-24
Denver, Colo.....	613	789	605	836	571	421	9,182	8,103	-12
Detroit, Mich.....	809	2,536	2,438	2,121	1,404	943	31,410	24,292	-23
Indianapolis, Ind.....	301	542	443	478	249	250	5,584	4,545	-19
Los Angeles, Calif.....	5,244	6,589	5,848	7,020	5,293	4,779	89,262	80,654	-10
Miami, Fla.....	1,166	1,188	1,127	1,255	1,260	1,596	17,131	18,387	+ 7
Milwaukee, Wis.....	538	590	709	644	567	489	8,473	8,507	(1)
New York-Northeastern New Jersey..	4,642	7,494	5,749	7,475	5,736	4,123	77,650	66,285	-15
Norfolk-Portsmouth, Va.....	199	426	155	425	115	242	4,831	3,159	-35
Philadelphia, Pa.....	943	3,392	2,018	1,798	1,183	959	23,938	20,396	-15
Phoenix, Ariz.....	620	1,126	1,243	1,132	1,036	865	8,500	11,826	+39
Rochester, N. Y.....	115	258	211	214	197	113	3,203	2,652	-17
Salt Lake City, Utah.....	101	367	312	288	206	136	3,580	2,905	-19
San Diego, Calif.....	1,117	1,323	1,263	1,080	952	1,342	13,269	16,152	+22
San Francisco-Oakland, Calif.....	1,095	1,719	1,504	1,677	1,681	1,234	21,956	18,800	-14
Seattle, Wash.....	442	858	554	739	617	453	7,055	7,966	+13
Washington, D. C.....	520	1,332	877	1,720	1,231	488	15,906	13,993	-12

Source: Department of Labor.

¹ Change of less than one-half of 1 percent.

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Table C-9: Building Permit Activity: Valuation in Selected Metropolitan Areas
by Type of Building Construction

December 1957 (Thousands of dollars)

Type of building construction	Atlanta, Ga.	Baltimore Md.	Birmingham, Ala.	Boston, Mass.	Buffalo, N. Y.	Chicago, Ill.	Cleveland, Ohio	Columbus, Ohio
All building construction ¹	11,831	9,328	6,106	13,462	6,120	88,507	17,235	5,852
New dwelling units ²	4,867	6,157	2,156	5,729	3,215	32,200	11,330	3,322
New nonresidential building	6,563	2,113	2,949	5,628	2,148	48,069	4,850	1,992
Commercial buildings	1,006	1,266	493	810	1,130	28,746	2,163	317
Amusement buildings	0	0	52	0	365	260	150	0
Commercial garages	64	11	0	72	9	132	7	0
Gasoline and service stations	134	88	41	87	113	485	46	15
Office buildings	262	121	25	57	318	23,811	1,065	215
Stores and other mercantile bldgs.	546	1,046	375	595	326	4,058	895	87
Community buildings	3,441	174	688	4,346	290	6,925	1,474	1,172
Educational buildings	1,776	0	587	4,141	0	4,493	1,425	484
Institutional buildings	1,120	0	0	10	100	750	0	580
Religious buildings	545	174	101	195	190	1,682	49	108
Garages, private residential	20	27	21	103	49	579	136	60
Industrial buildings	1,915	517	45	155	552	10,711	525	385
Public utilities buildings	0	86	1,600	144	0	404	530	0
All other nonresidential buildings	181	42	103	69	126	704	23	58
Additions, alterations, and repairs	402	1,058	1,002	2,102	737	5,946	1,029	538
	Denver, Colo.	Detroit, Mich.	Indianapolis, Ind.	Los Angeles, Calif.	Miami, Fla.	Milwaukee, Wis.	New York-Northeastern New Jersey	Norfolk-Portsmouth, Va.
All building construction ¹	9,234	26,847	5,504	86,360	20,880	10,027	96,070	2,944
New dwelling units ²	4,331	11,646	3,053	48,399	13,854	5,410	49,300	2,036
New nonresidential building	3,916	12,062	2,312	28,538	4,010	3,888	36,410	537
Commercial buildings	1,098	7,532	199	8,354	1,971	457	18,305	293
Amusement buildings	199	3,329	0	791	924	162	867	70
Commercial garages	4	0	0	100	0	4	93	0
Gasoline and service stations	118	204	34	430	339	135	482	67
Office buildings	0	2,689	21	2,267	123	60	10,616	6
Stores and other mercantile bldgs.	777	1,311	144	4,766	585	97	6,247	150
Community buildings	2,432	3,780	1,730	8,482	404	2,059	12,641	123
Educational buildings	2,225	3,122	0	4,970	0	1,790	5,630	0
Institutional buildings	120	104	1,555	2,555	0	24	5,485	0
Religious buildings	87	554	175	957	404	245	1,526	123
Garages, private residential	86	253	58	522	61	58	553	19
Industrial buildings	168	237	243	3,876	1,280	946	1,993	94
Public utilities buildings	50	119	0	4,549	94	323	1,766	0
All other nonresidential buildings	81	141	82	2,756	200	45	1,152	8
Additions, alterations, and repairs	729	2,642	140	9,111	2,466	729	9,976	211
	Philadel- phia, Pa.	Phoenix, Ariz.	Rochester, N. Y.	Salt Lake City, Utah	San Diego, Calif.	San Francisco- Oakland, Calif.	Seattle, Wash.	Washington, D. C.
All building construction ¹	26,588	10,246	2,471	3,583	18,154	29,520	8,607	17,982
New dwelling units ²	10,960	7,188	2,109	2,194	13,945	11,504	5,251	6,316
New nonresidential building	12,430	2,491	225	1,231	3,063	12,565	2,487	9,621
Commercial buildings	2,725	482	56	213	929	6,016	402	4,109
Amusement buildings	311	6	0	0	305	674	11	73
Commercial garages	27	13	0	0	0	424	0	45
Gasoline and service stations	435	44	56	28	33	127	195	114
Office buildings	1,230	193	0	39	280	472	0	223
Stores and other mercantile bldgs.	724	227	0	146	310	4,319	196	3,654
Community buildings	7,397	63	0	673	868	5,020	1,453	5,244
Educational buildings	6,135	15	0	673	164	2,711	480	2,729
Institutional buildings	421	0	0	0	373	470	0	1,792
Religious buildings	841	48	0	0	331	1,839	973	723
Garages, private residential	113	7	20	23	123	82	41	33
Industrial buildings	1,732	791	140	238	905	875	127	165
Public utilities buildings	0	78	0	49	80	148	321	50
All other nonresidential buildings	463	1,070	10	15	158	423	143	20
Additions, alterations, and repairs	3,166	561	137	158	1,026	5,308	869	1,660

Source: Department of Labor.

¹ Includes new nonhousekeeping residential building, not shown separately.

² Housekeeping only.

Part D—Contracts

Table D-1: Contract Awards: Public Construction, by Ownership and Type of Construction¹

Ownership and type of construction	Value (in millions of dollars)									Percent change, Jan. 1957-58
	1957							1958	Year	
	Jan.	July	Aug.	Sept.	Oct.	Nov.	Dec.	Jan.	1957	
TOTAL PUBLIC CONSTRUCTION	923.3	1,133.2	866.1	740.8	890.2	869.0	707.8	684.5	11,412.5	-26
FEDERALLY OWNED*	210.2	145.5	54.1	58.5	140.0	123.8	47.3	108.2	2,256.0	-49
Residential buildings	30.2	60.3	1.4	3.5	56.5	.2	3.2	47.2	406.6	+56
Nonresidential buildings	87.1	31.2	14.3	17.7	45.8	39.5	20.1	31.9	728.6	-63
Educational	20.5	2.1	(2)	.2	.3	2.0	.4	.7	48.3	-97
Hospital and institutional	16.1	.3	.1	.7	3.7	20.0	.2	.7	78.6	-96
Administrative and service	4.5	10.2	4.8	1.8	23.7	2.9	9.9	10.3	145.9	+129
Other nonresidential buildings	46.0	18.6	9.4	15.0	18.1	14.6	9.6	20.2	455.8	-56
Airfield buildings	5.6	14.0	.8	2.3	3.9	.6	1.2	1.8	91.5	-68
Troop housing	5.6	.2	(2)	1.1	(2)	1.0	.4	(2)	59.1	-100
Warehouses	3.5	.9	.5	.3	(2)	(2)	(2)	.8	34.9	-77
All other	31.3	3.5	8.1	11.3	14.2	13.0	8.0	17.6	270.3	-44
Airfields ³	7.9	(2)	1.8	3.7	3.5	.3	1.2	8.3	181.0	+5
Conservation and development	52.8	42.1	14.4	14.8	22.7	21.2	12.0	8.0	560.6	-85
Highways	9.3	9.0	7.5	9.1	7.6	2.2	3.7	4.8	90.6	-48
Electric power	7.9	1.1	2.4	.9	.8	59.7	3.7	1.5	140.1	-81
All other federally owned	15.0	1.8	12.3	8.8	3.1	.7	3.4	6.5	148.5	-57
STATE AND LOCALLY OWNED	713.1	987.7	812.0	682.3	750.2	745.2	660.5	576.3	9,156.5	-19
Residential buildings	21.8	38.8	44.3	20.4	55.2	23.3	20.2	21.8	326.7	0
Nonresidential buildings	252.8	267.0	305.5	278.1	303.5	267.7	238.7	239.5	3,409.4	-5
Educational	184.9	183.0	223.2	201.0	215.4	207.4	163.7	169.5	2,450.5	-8
Hospital and institutional	12.6	22.2	19.6	15.5	41.6	15.8	19.8	15.0	287.1	+19
Administrative and service	23.3	28.7	36.8	31.7	19.7	24.6	18.8	30.7	315.4	+32
Other nonresidential buildings	32.0	33.1	25.9	29.9	26.8	19.9	36.4	24.3	356.4	-24
Highways	317.1	540.8	293.5	272.3	248.0	334.6	272.1	207.2	3,825.1	-35
Sewer and water systems	68.9	80.7	75.1	69.8	77.0	93.4	94.5	75.2	1,034.2	+9
Sewer	37.3	55.5	53.5	47.8	42.7	44.4	65.1	55.8	619.4	+50
Water	31.6	25.2	21.6	22.0	34.3	49.0	29.4	19.4	414.8	-39
Public service enterprises	33.1	38.7	74.7	26.6	48.2	15.0	19.4	16.0	364.2	-52
Electric power	17.1	14.7	61.6	10.1	24.3	5.3	9.4	7.0	200.1	-59
Other	16.0	24.0	13.1	16.5	23.9	9.7	10.0	9.0	164.1	-44
Conservation and development	12.0	12.3	10.8	7.8	8.4	6.9	11.2	10.8	112.7	-10
All other State and locally owned	7.4	9.4	8.1	7.3	9.9	4.3	4.4	5.8	84.2	-22

Source: Departments of Commerce and Labor.

* Includes construction contracts awarded under Lease-Purchase programs.

¹ Includes

major force-account projects started, principally by TVA and State highway departments.

² Less than \$50,000.³ Includes missile

launching facilities.

Table D-2: Contract Awards: Highway Construction, by Ownership, Source of Funds, and Type of Facility¹

Ownership, source of funds, and type of facility	Value (in millions of dollars)									Percent change, Jan. 1957-58
	1957							1958	Year	
	Jan.	July	Aug.	Sept.	Oct.	Nov.	Dec.	Jan.	1957	
ALL HIGHWAY CONSTRUCTION	326.4	549.8	301.0	281.4	255.6	336.8	275.8	212.0	3,915.7	-35
FEDERALLY OWNED	9.3	9.0	7.5	9.1	7.6	2.2	3.7	4.8	90.6	-48
STATE OWNED	292.1	491.0	240.9	223.3	211.9	266.2	253.4	183.7	3,311.0	-37
Federally aided projects:										
Total value	205.8	297.1	185.1	167.3	173.6	231.0	205.7	166.3	2,390.4	-19
Federal funds	135.8	200.8	114.7	110.9	123.0	174.6	153.5	116.0	1,613.9	-15
Independent State projects:										
Total value	86.3	193.9	55.8	56.0	38.3	35.2	47.7	17.4	920.6	-80
Toll facilities	41.6	127.0	0	.3	.6	14.2	21.3	.2	343.0	-100
LOCALLY OWNED²	25.0	49.8	52.6	49.0	36.1	68.4	18.7	23.5	514.1	-6

Source: Departments of Commerce and Labor.

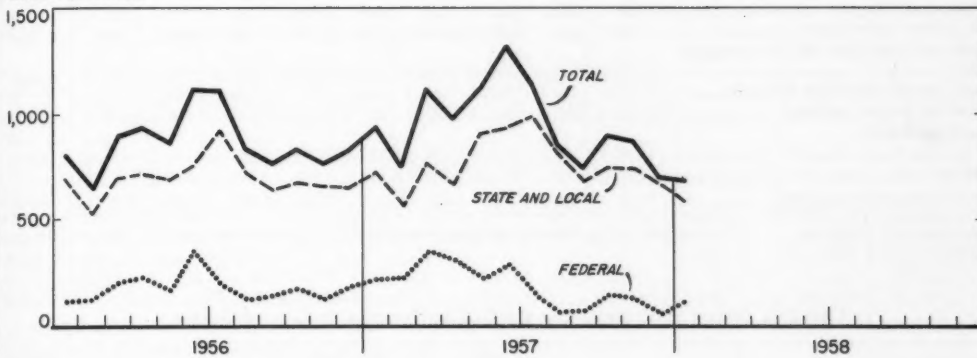
¹ Includes force-account work started on Federal and State projects.² By municipi-

palities and counties.

Chart 7.

Contracts Awarded for Public Construction,**By Ownership**

Millions of Dollars



SOURCE: DEPARTMENTS OF COMMERCE AND LABOR.

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Table D-3: Value of Construction Contracts Reported by the F. W. Dodge Corporation

Type of construction	Value (in millions of dollars)			Percent change
	Feb. 1958	12 months ending--		12 months ending in February, 1957-58
		Feb. 1958	Feb. 1957	
TOTAL	1,953	31,725	31,620	(1)
Building construction	1,478	23,914	24,207	- 1
Residential	727	12,848	12,799	(1)
Nonresidential	751	11,066	11,404	- 3
Engineering	475	7,812	7,418	+ 5
Public works	358	5,476	5,247	+ 4
Utilities	117	2,336	2,171	+ 8

Source: Table compiled by Department of Commerce from data published by the F. W. Dodge Corporation. ¹ Change of less than one-half of 1 percent.

Table D-4: Value of Construction Contract Awards Reported by the Engineering News-Record

Ownership and type of construction	Value (in millions of dollars)			Percent change
	Mar. 1958 ¹	12 months ending--		12 months ending in March, 1957-58
		Mar. 1958	Mar. 1957	
TOTAL	1,398	17,250	20,527	-16
Privately owned	618	7,990	11,894	-33
Publicly owned	780	9,260	8,633	+ 7
Private industrial buildings	133	2,753	4,825	-43
Buildings, except private industrial	779	7,898	8,834	-11
Highways and bridges	289	3,596	3,276	+10
Sewer systems	53	597	509	+17
Water systems	23	338	371	- 9
Unclassified and all other	122	2,070	2,712	-24

Source: Table compiled by Department of Commerce from data published by the Engineering News-Record. Data include only those projects with contract values above the following minimum sizes: Water supply, earthwork, and waterways--\$44,000; other public works--\$73,000; industrial buildings--\$93,000; other buildings--\$344,000. ¹ Four weeks.

Part E-Costs

Table E-1: Construction Cost Indexes

Compiler and coverage	Indexes (1947-49 = 100)									Percent change, Feb. 1957-58
	1957				1958		1955	1956	1957	
	Sept.	Oct.	Nov.	Dec.	Jan.	Feb.	Feb.	Feb.	Feb.	
American Appraisal Company	143	143	143	143	143	143	127	133	139	+ 3
Associated General Contractors	152	152	152	152	152	152	134	140	146	+ 4
E. H. Boeckh and Associates (20 city average):										
Residences	132.8	132.2	132.2	132.3	132.4	131.8	121.5	127.5	130.6	+ 1
Apartments, hotels, and office buildings	142.6	142.3	142.2	142.3	142.4	142.2	128.0	134.4	139.4	+ 2
Commercial and factory buildings	145.4	145.1	145.1	145.2	145.4	145.2	129.0	135.9	141.6	+ 3
Engineering News-Record										
Building	153.4	153.6	153.6	153.5	153.6	153.3	136.6	143.6	149.8	+ 2
Construction	163.8	163.7	163.8	163.9	165.1	165.2	143.3	151.1	158.0	+ 5
Department of Commerce composite ¹	138	138	138	138	138	138	122	129	135	+ 2

Source: Department of Commerce.

¹ A composite of cost indexes representative of the major types of construction, weighted by the current relative importance of each type.

Table E-2: Indexes of Wholesale Prices of Building Materials, by Selected Classes

Commodity	Indexes (1947-49 = 100)									Percent change, Feb. 1957-58
	1957				1958		1955	1956	1957	
	Sept.	Oct.	Nov.	Dec.	Jan.	Feb.	Feb.	Feb.	Feb.	
ALL BUILDING MATERIALS ¹	130.9	130.2	130.1	130.1	130.3	130.1	122.5	129.6	130.5	(2)
LUMBER AND WOOD PRODUCTS:										
Lumber	118.3	117.5	117.1	116.4	116.5	116.3	121.4	128.2	121.9	- 5
Douglas fir	114.5	113.3	112.0	110.0	110.3	110.4	127.2	133.2	120.3	- 8
Southern pine	113.3	113.4	113.9	113.7	113.4	113.1	114.9	117.6	116.1	- 3
Other softwoods	131.8	130.9	130.5	130.2	129.8	129.7	133.8	139.2	133.7	- 3
Hardwoods	118.4	117.1	117.3	117.3	117.7	117.2	113.3	125.4	121.8	- 4
Millwork	128.3	128.3	128.0	127.7	127.7	127.7	129.0	129.1	128.7	- 1
Plywood	94.7	96.9	96.4	95.6	95.6	93.7	104.8	107.5	96.4	- 3
Softwood	88.3	91.6	90.6	89.1	89.1	85.3	110.5	112.1	91.6	- 7
Hardwood	103.4	104.3	104.3	104.3	104.3	104.3	100.9	105.0	103.4	+ 1
PAINT AND PAINT MATERIALS:										
Prepared paint	128.1	128.1	128.1	128.4	128.4	128.4	113.1	119.1	124.1	+ 4
Paint materials	101.5	102.2	101.6	101.7	103.5	103.2	96.1	100.4	100.6	+ 3
METAL PRODUCTS:										
Structural shapes	192.3	192.3	192.3	192.3	192.3	192.3	146.2	157.5	183.4	+ 5
Hardware, finish	155.3	155.3	155.4	155.4	155.5	155.5	139.0	143.4	151.2	+ 3
Plumbing equipment	128.9	128.5	128.5	128.5	127.6	126.5	118.7	133.1	133.4	- 5
Enameled iron fixtures	125.8	125.8	125.8	125.8	123.2	118.8	129.3	131.9	125.3	- 5
Vitreous china fixtures	124.2	124.2	124.2	124.2	122.0	118.3	111.7	124.1	124.1	- 5
Brass fittings	135.7	135.0	135.0	135.0	135.0	135.0	117.1	138.1	142.6	- 5
Heating equipment	122.3	122.3	122.1	121.5	121.6	121.4	113.7	117.1	122.8	- 1
Furnaces	127.7	128.0	128.0	126.6	125.8	124.9	120.2	123.8	130.4	- 4
Water heaters	105.9	105.1	103.3	103.0	103.0	102.7	107.7	108.0	109.1	- 6
Metal sash	142.8	142.8	142.8	142.8	142.8	142.8	132.5	146.3	138.1	+ 3
NONMETALLIC MINERAL PRODUCTS:										
Glass, plate	145.7	145.7	145.7	145.7	145.7	145.7	132.0	137.5	145.7	0
Glass, window	145.9	145.9	145.9	145.9	145.9	145.9	131.3	138.8	145.9	0
Concrete ingredients	136.7	136.9	136.9	136.9	138.9	139.0	123.9	129.9	134.8	+ 3
Portland cement	147.2	147.2	147.2	147.2	150.4	150.4	129.9	138.5	145.9	+ 3
Concrete products	126.3	126.5	126.7	127.2	127.5	127.8	117.0	121.1	125.6	+ 2
Structural clay products	155.0	155.1	155.1	155.1	155.3	155.3	136.1	145.6	150.7	+ 3
Gypsum products	127.1	127.1	127.1	127.1	127.1	127.1	122.1	127.1	127.1	0
Asphalt roofing	124.6	124.6	124.6	124.6	124.6	124.6	100.4	99.6	115.3	+ 8
Insulation materials	103.5	103.4	103.4	103.8	103.8	103.8	106.7	105.5	100.3	+ 4
MISCELLANEOUS PRODUCTS:										
Building board	141.7	141.7	141.7	141.7	141.7	141.7	129.4	133.3	141.1	(2)
Kitchen cabinets, metal	151.2	151.2	151.2	151.2	151.2	151.2	128.2	136.5	142.0	+ 7

Source: Department of Labor.

¹ Includes items not shown separately.² Change of less than one-half of 1 percent.

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Table E-3: Wholesale Prices of Selected Building Materials

Commodity	Unit	1958	1957		
		Jan.	Dec.	Jan.	
LUMBER					
Douglas fir:					
Dimension, construction, 25% standard green, S4S, 2"x4", R.L., mixed c/l, f.o.b. mill	M bd. ft.	\$59.682	\$58.723	\$66.031	
Boards, construction, 25% standard green, S4S, R.L., 1"x8", loose, mixed c/l of boards and dimension, f.p.b. mill	M bd. ft.	50.137	50.156	60.295	
Timbers, construction, 8"x8" to 12"x12", R.L., green, f.o.b. mill	M bd. ft.	67.886	68.299	77.462	
Southern pine:					
Dimension, No. 2 and better, 2"x4"x16", dry, S.L., S4S, f.o.b. mill	M bd. ft.	85.451	84.599	86.438	
Boards, No. 2 and better, 1"x6", dry, R.L., S4S, f.o.b. mill	M bd. ft.	75.833	77.101	80.465	
Ponderosa pine boards, No. 3 common, 1"x8", R.L., S2 or 4S, c/l or mixed cars, f.o.b. mill	M bd. ft.	67.350	66.870	72.520	
Oak, red, flooring, plain, 25/32" thick, 2-1/4" face, select, f.o.b. mill	M bd. ft.	159.910	159.910	183.481	
Maple flooring, 2d grade, 25/32"x2-1/4" face, f.o.b. mill	M bd. ft.	216.062	216.186	212.104	
Poplar, plain, No. 2B common, 4/4", R.W., f.o.b. mill	M bd. ft.	60.000	60.000	60.000	
Beech, No. 2 common, 4/4", R.W. & L., f.o.b. mill	M bd. ft.	56.000	56.000	56.000	
MILLWORK					
Door, flush type, interior, hardwood face, premium grade, 2' 6"x6' 8"x1-3/8", f.o.b. factory, carlot freight allowed, zone 1	Each	7.975	7.975	8.009	
Door frame, ponderosa pine, exterior, 1-5/16"x2" casing, with sill, f.o.b. factory	Each	9.338	9.338	9.418	
Window, ponderosa pine, 2-light, check rail, open, f.o.b. factory	Each	1.699	1.699	1.673	
PLYWOOD					
Douglas fir, interior, grade A-D, 1/4"x48"x96", f.o.b. mill	M sq. ft.	68.448	68.448	68.448	
Douglas fir, interior, grade C-D, 5/16"x48"x96", f.o.b. mill	M sq. ft.	49.435	49.435	55.139	
BOARD					
Insulation, fiber, 1/2"x48"x96", interior, f.o.b. plant, freight equalized	M sq. ft.	59.000	59.000	58.500	
PREPARED PAINT					
Emulsion, water-thinned, inside, delivered	Gallon	2.743	2.743	2.657	
Varnish, floor, first grade, delivered	Gallon	4.130	4.130	4.007	
Enamel, white, gloss, first grade, delivered	Gallon	5.136	5.136	4.986	
Inside, flat, white, first grade, delivered	Gallon	3.383	3.383	3.269	
Outside, white, first grade, delivered	Gallon	4.830	4.830	4.662	
METAL PRODUCTS					
Structural shapes, carbon steel, 6"x4"x1/2" angles, 30' long, ASTM spec. A-7, base quantity, f.o.b. mill	100 lb.	5.942	5.942	5.533	
Bars, reinforcing, carbon steel, 3/4" rounds x 30' long with 10% shorts, spec. ASTM A-15, 50T, base quantity, f.o.b. mill	100 lb.	6.210	6.210	5.738	
Sheets, galvanized, carbon steel, 24 gage x 30" wide x 96" long, commercial coating, base chemistry, base packaging, base quantity, f.o.b. mill	100 lb.	8.220	8.220	8.220	
Pipe, standard, black, carbon steel, butt weld, threaded and coupled, 1-1/4" nominal, random lengths, wt. 228 lbs., f.o.b. mill	100 ft.	19.814	19.814	18.376	
Pipe, standard, galvanized, carbon steel, butt weld, threaded and coupled, 1-1/4" nominal, random lengths, wt. 228 lbs., f.o.b. mill	100 ft.	23.264	23.264	22.516	
Nails, wire, carbon steel, 8-penny, common, c/l, f.o.b. mill	100 lb. keg.	9.828	9.828	9.365	
Soil pipe, cast iron, 2' to 6", single and double hub, service pipe, extra heavy, f.o.b. foundry, index number (1947-49 = 100)	Ton	(112.0)	(114.5)	(116.2)	
Aluminum sheets, 3003-H14, hard alloy, mill finish, 0.64"x48"x144", 30,000 lbs. or over, f.o.b. shipping point, freight allowed	Pound	\$0.449	\$0.449	\$0.427	
Copper water tubing, type L, 3/4" size, 0.045" thick, 2,000 ft. or more in 60' coils (0.455 lbs. per linear ft.), f.o.b. mill, freight allowed	Foot	.263	.272	.305	
Wire, building, type R, size 12, single braid, f.o.b. destination, or freight prepaid on specified amounts	M ft.	16.880	16.080	20.558	
Screening, insect, bronze wire, 18x14 mesh, 30" wide, c/l, f.o.b. factory	Linear ft. roll	26.333	26.333	30.680	
PLUMBING EQUIPMENT					
Bath tub, enameled iron, 5', recessed, f.o.b. factory, freight allowed	Each	54.265	55.216	55.113	
Lavatory, enameled iron, 20"x18", f.o.b. plant, freight allowed	Each	13.306	13.497	13.497	
Water closet, vitreous china, close coupled, reverse trap, f.o.b. plant, freight allowed	Each	24.128	24.686	24.663	
Sink, enameled steel, 32"x21", flat rim, 2-compartment, acid resisting, without drainboard, f.o.b. plant, freight allowed	Each	13.194	13.194	14.174	

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Table E-3: Wholesale Prices of Selected Building Materials--Continued

Commodity	Unit	1958	1957		
		Jan.	Dec.	Jan.	
HEATING EQUIPMENT					
Boiler, heating, steel, oil fired, steam rating 400 sq. ft., less burner, with jacket and standard trim, f.o.b. factory, freight allowed	Each	(1)	(1)	\$193.570	
Convactor, nonferrous, free standing, average steam rating 43 sq. ft., E.D.R., f.o.b. factory, freight allowance	Sq. ft., incl. enclosure	\$0.454	\$0.454	.458	
Furnace, warm air:					
Steel, oil fired, forced air, gun-type burner, average bonnet output 90,000-115,000 BTU per hr., f.o.b. factory, freight allowance	Each	263.725	263.725	250.019	
Steel, gas fired, standard automatic controls, average input rating 85,000-110,000 BTU per hr., enclosing jacket, f.o.b. factory, freight allowance	Each	164.733	169.202	172.631	
Furnace, floor, gas fired, floor grill, average input rating 40,000-60,000 BTU per hr., manual controls, f.o.b. factory	Each	58.283	58.283	57.541	
Oil burner, mechanical forced draft (gun-type), 2-1/2 gal. per hr., thermostat, limit and stack controls, f.o.b. factory	Each	115.504	112.609	107.171	
Water heater, gas, automatic, 30-gal. storage tank, galvanized steel, 1-year guarantee, f.o.b. factory, freight allowed	Each	39.595	39.595	41.640	
NONMETALLIC MINERAL PRODUCTS					
Sand, construction, f.o.b. plant	Ton	1.311	1.302	1.262	
Gravel, for concrete, 1-1/2" maximum, f.o.b. plant	Ton	1.598	1.591	1.552	
Crushed stone, for concrete, 1-1/2" maximum, f.o.b. plant	Ton	1.688	1.674	1.630	
Block, concrete, lightweight aggregate, 8"x8"x16", f.o.b. plant	Each	.194	.193	.183	
Pipe, concrete, culvert, reinforced, 24" diameter, ASTM spec. C76-41 table 1, 3" wall thickness, 3'-8' lengths, delivered	Foot	4.141	4.141	4.122	
Brick, building, f.o.b. plant	Thousand	30.906	30.906	30.863	
Brick, face, red, first quality, textured, f.o.b. plant	Thousand	38.690	38.690	39.998	
Tile, clay, partition, scored, 4"x12"x12", 3-cell, 16 lbs., f.o.b. plant	Thousand	137.031	134.556	134.556	
Sewer pipe, vitrified clay, 8" diameter, 3' lengths, standard strength, f.o.b. plant	Foot	.547	.547	.536	
Lath, gypsum, 3/8"x16"x48", f.o.b. plant, freight equalized	M sq. ft.	25.034	25.034	25.034	
Wallboard, gypsum, 3/8"x48", varying lengths, f.o.b. plant, freight equalized	M sq. ft.	32.830	32.830	32.830	
Plaster, gypsum, base coat, f.o.b. plant, freight equalized	Ton	15.928	15.928	15.928	
Shingles, asphalt, strip, 210 lbs., f.o.b. factory, freight allowance	Square	6.248	6.248	5.568	
Lime, hydrated, building, finishing, f.o.b. plant	Ton	21.772	21.772	21.378	
Siding shingles, asbestos cement, f.o.b. plant, freight equalized	Square	11.917	11.917	11.111	

Source: Department of Labor.

¹ Not available.

(NOTE: Tables E-4 and E-5, Union Wage Scales in the Building Trades, are shown quarterly in the February, May, August, and November issues.)

Part F--Materials Output

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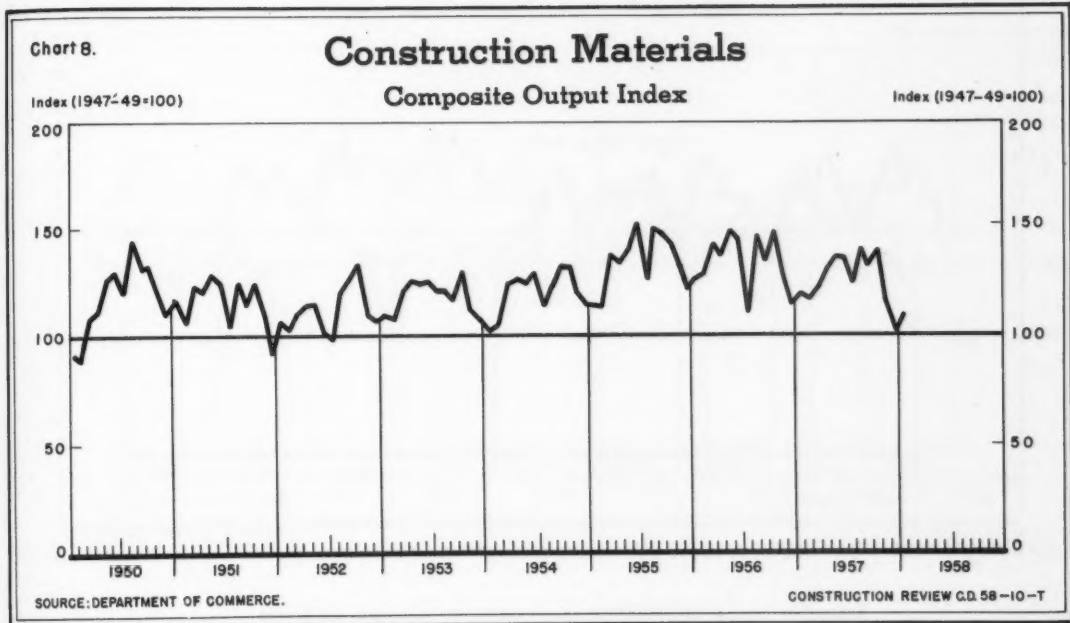


Table F-1: Construction Materials: Indexes of Output

(Monthly average 1947-49 = 100)

Materials group	Monthly Indexes													1958
	1957													
	Jan.	Feb.	Mar.	Apr.	May	June	July	Aug.	Sept.	Oct.	Nov.	Dec.		
Composite ¹	118.9	116.0	122.4	131.0	136.3	135.8	123.4	139.1	131.1	138.9	113.6	101.1	108.6	
Lumber and wood products....	113.8	106.1	113.8	124.8	131.2	124.6	113.8	129.7	120.5	130.3	108.0	95.9	112.7	
Millwork	106.0	114.5	111.4	118.5	115.1	137.3	111.7	146.9	132.5	134.5	103.8	93.6	91.8	
Paint, varnish, and lacquer	112.6	127.4	112.0	126.5	133.1	130.4	128.6	126.3	116.0	119.6	92.1	85.9	106.0	
Portland cement	115.6	106.6	135.4	143.4	164.4	158.3	121.4	187.9	184.7	180.2	149.6	133.9	110.6	
Asphalt products	86.8	91.9	76.6	96.8	88.1	96.7	115.5	131.5	113.3	126.8	81.2	59.1	67.7	
Heating and plumbing equipment	103.1	101.1	105.6	113.0	106.5	106.5	104.6	113.1	139.8	138.3	106.2	84.3	94.9	
Iron and steel products ²	139.6	134.7	148.9	151.2	155.8	163.4	139.7	151.9	139.7	148.6	126.7	115.3	115.2	
Clay construction products..	119.5	108.1	119.1	129.3	136.0	132.4	134.8	141.4	132.9	146.4	128.9	116.1	111.6	
	Quarterly Indexes													
	1956						1957							
	2d qtr.		3d qtr.		4th qtr.		1st qtr.		2d qtr.		3d qtr.		4th qtr.	
Gypsum products	189.5		158.0		145.8		142.1		156.2		168.2		150.9	
Plumbing fixtures	137.4		116.8		117.9		116.1		117.1		107.2		113.0	

Source: Table compiled by the Department of Commerce from data reported by various Government agencies and by private firms as shown in notes to the tables following in Part F. ¹ Shown for the first time in this issue. See article on page 9. ² Data revised from January 1947. Revised statistics for periods not shown here or in the March 1958 issue may be obtained from the Department of Commerce, Business and Defense Services Administration.

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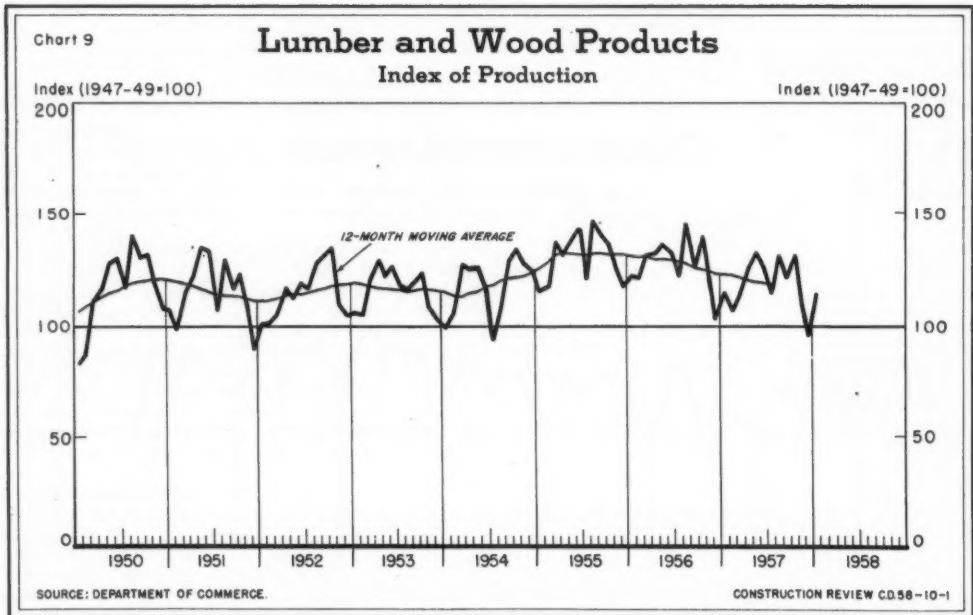


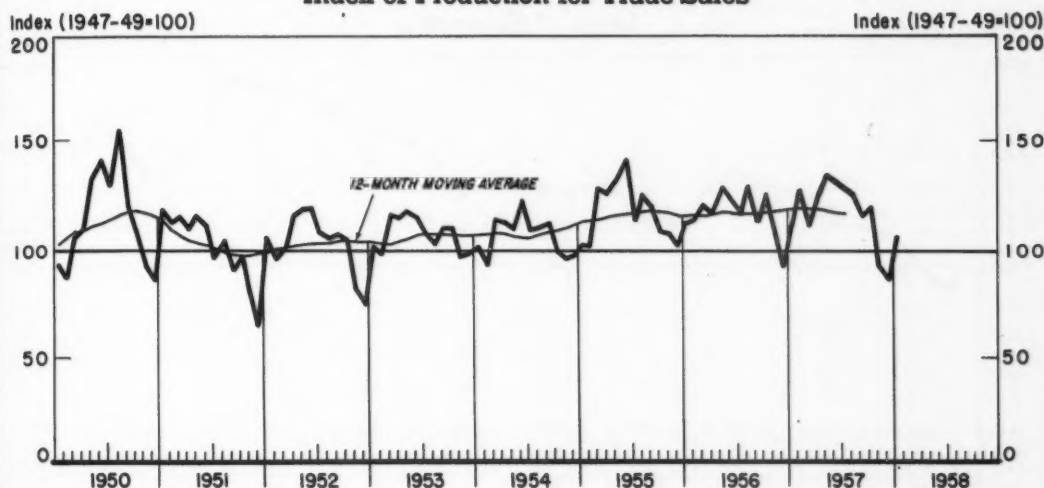
Table F-2: Lumber and Wood Products: Production, Shipments, and Stocks

Period	Softwood lumber (Million board feet)			Hardwood flooring (Thousand board feet)			Douglas fir plywood (Million square feet)	Insulating boards (Tons)	Hardboard (Tons)
	Production	Shipments	Stocks*	Production	Shipments	Stocks*	Production		
1947-49 average.....	28,252	27,656	4,485	812,365	789,437	44,455	1,802	766,269	294,214
Year: 1955.....	31,479	31,383	5,387	1,268,104	1,258,914	70,045	4,947	1,092,890	529,558
1956.....	30,484	29,758	6,117	1,166,446	1,117,010	114,074	5,191	1,102,012	539,981
1957.....	27,391	27,528	5,916	953,706	947,023	107,028	5,379	974,935	609,002
12 months ending:									
September 1957.....	28,210	28,039	--	1,002,552	979,757	--	5,362	971,788	576,389
October 1957.....	27,938	27,960	--	984,147	970,900	--	5,380	972,828	590,111
November 1957.....	27,592	27,646	--	965,230	957,525	--	5,375	975,616	599,778
January 1958.....	27,270	27,386	--	935,430	932,046	--	5,471	960,351	619,770
1957: January.....	2,159	2,116	6,130	91,310	82,340	123,194	440	85,189	44,006
February.....	2,039	1,951	6,218	78,167	72,782	128,579	405	78,768	41,468
March.....	2,253	2,231	6,240	76,311	80,821	120,826	404	81,667	45,758
April.....	2,449	2,511	6,204	81,930	85,457	115,712	473	86,266	45,429
May.....	2,560	2,609	6,163	87,060	87,813	113,114	505	84,107	53,558
June.....	2,443	2,500	6,176	78,122	78,203	112,084	467	84,678	54,321
July.....	2,229	2,358	5,956	76,731	77,522	110,120	413	78,908	52,401
August.....	2,562	2,624	5,867	85,633	86,080	109,973	468	86,869	56,360
September.....	2,354	2,341	5,880	78,366	78,681	109,608	451	81,015	54,272
October.....	2,506	2,543	5,849	85,770	87,972	104,641	512	88,091	59,259
November.....	2,036	1,964	5,892	71,245	70,576	102,768	440	76,567	53,585
December.....	1,801	1,780	5,916	63,061	58,776	107,028	401	62,810	48,585
1958: January.....	2,038	1,974	5,987	73,034	67,363	110,372	532	70,605	54,774
Percent change									
January, 1957-58.....	- 6	- 7	- 2	-20	-18	-10	+21	-17	+24
Year, 1956-57.....	-10	- 8	- 3	-18	-15	- 6	+ 4	-12	+13

Source: Table compiled by Department of Commerce (BDSA) from data reported by the National Lumber Manufacturers Association, the Douglas Fir Plywood Association, and the Bureau of the Census. * As of end of period.

Chart 10.

Paint, Varnish, and Lacquer Index of Production for Trade Sales



SOURCE: DEPARTMENT OF COMMERCE.

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Table F-3: Millwork Products, and Paint, Varnish, and Lacquer: Production

Period	Production (Thousands of units)				Production for trade sales (Thousands of gallons)
	Ponderosa pine doors	Hardwood doors	Sash	Exterior frames	Paint, varnish, & lacquer
1947-49 average.....	3,768	3,298	11,043	4,186	266,701
Year: 1955	2,253	6,786	12,733	7,259	312,510
1956	2,035	6,404	10,551	5,679	312,543
1957	2,015	5,486	9,867	5,279	313,494
12 months ending:					
September 1957	2,012	5,663	9,882	5,313	319,933
October 1957	2,022	5,608	9,856	5,281	318,620
November 1957	2,011	5,503	9,850	5,266	314,674
January 1958	2,013	5,409	9,605	5,304	312,025
1957: January	151	431	723	337	25,028
February	170	481	668	350	28,314
March	163	448	666	388	24,900
April	180	452	705	464	28,108
May	164	395	775	549	29,577
June	165	507	916	608	28,974
July	156	425	831	412	28,582
August	187	538	1,076	621	28,078
September	186	505	1,004	479	25,780
October	202	503	1,077	476	26,590
November	150	408	793	337	20,461
December	141	393	633	258	19,102
1958: January	149	354	461	362	23,559
Percent change					
January, 1957-58	- 1	-18	-36	+ 7	- 6
Year, 1956-57	- 1	-14	- 6	- 7	(1)

Source: Table compiled by Department of Commerce (BDSA) from data reported by the National Wood Work Manufacturers Association (whose data on ponderosa pine and hardwood doors, sash, and exterior frames are only from member firms, and are not adjusted to represent full coverage, and the Bureau of the Census.

¹ Change of less than one-half of 1 percent.

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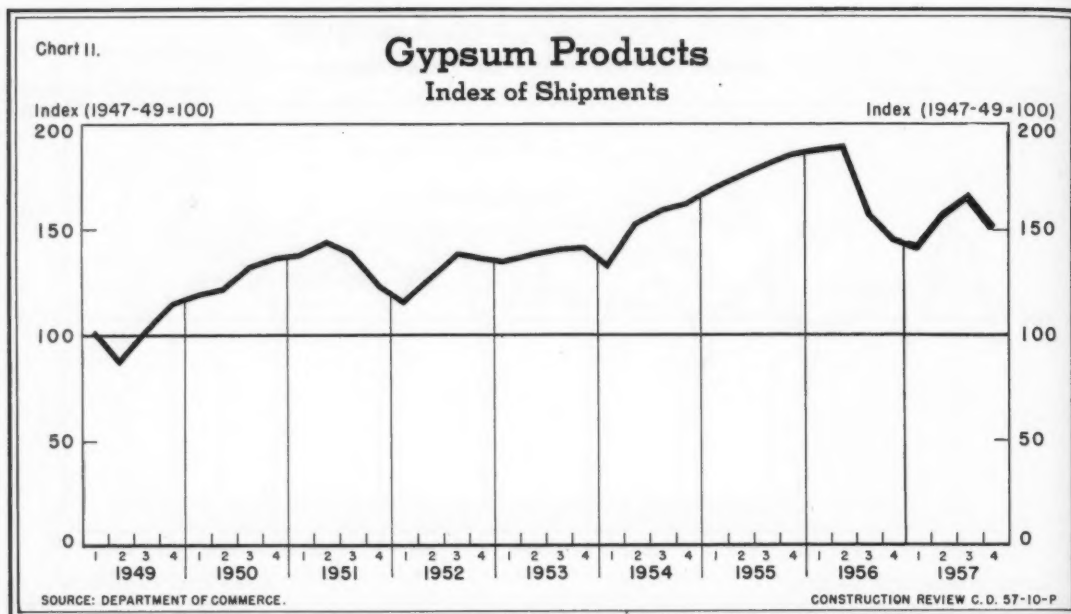


Table F-4: Portland Cement, and Asphalt and Gypsum Products: Production, Shipments, and Stocks

Period	Pro- duction	Ship- ments	Stocks*	Shipments (Thousands of squares)				Shipments (Million square feet)	
	(Thousands of barrels)			Asphalt prepared roofing	Asphalt siding	Asphalt insulated brick siding	Asphalt and tar saturated felts	Gypsum board ¹	Gypsum lath ¹
	Portland cement								
1947-49 average	200, 607	199, 306	11, 922	61, 252	3, 365	2, 811	17, 087	2, 478	2, 075
Year: 1955	296, 829	296, 275	17, 536	62, 582	1, 288	2, 194	34, 629	4, 911	2, 926
1956	316, 465	311, 571	22, 412	57, 590	1, 208	2, 055	29, 774	4, 814	2, 647
1957	297, 801	291, 762	28, 550	53, 632	1, 049	1, 762	31, 004	4, 502	2, 223
12 months ending:									
September 1957	299, 634	295, 040	--	53, 251	1, 117	1, 830	30, 748	4, 446	2, 224
October 1957	300, 704	294, 617	--	53, 354	1, 106	1, 789	30, 969		
November 1957	299, 844	292, 750	--	53, 187	1, 066	1, 761	30, 896		
January 1958	296, 969	293, 453	--	52, 712	1, 008	1, 751	30, 506		
1957: January	19, 320	11, 927	29, 833	3, 895	103	84	2, 609	1, 047	497
February	17, 827	15, 274	32, 381	4, 142	91	117	2, 648		
March	22, 642	20, 757	34, 267	3, 342	74	123	2, 246		
April	23, 967	23, 351	34, 893	4, 449	80	142	2, 617	1, 130	577
May	27, 485	29, 203	33, 175	3, 998	65	175	2, 273		
June	26, 462	29, 758	29, 885	4, 558	76	174	2, 341		
July	20, 287	25, 827	24, 345	5, 433	81	183	2, 922	1, 217	621
August	31, 406	35, 732	20, 019	5, 917	101	195	3, 724		
September	30, 884	30, 707	20, 195	5, 467	115	186	2, 615		
October	30, 121	31, 164	19, 207	6, 090	133	195	3, 010	1, 111	529
November	25, 014	21, 039	23, 188	3, 731	81	115	2, 202		
December	22, 386	17, 002	28, 550	2, 610	49	73	1, 797		
1958: January	18, 488	13, 618	33, 312	2, 975	62	73	2, 111		
	Percent change								
January, 1957-58	- 4	+14	+12	-24	-40	-13	-19	--	--
Year, 1956-57	- 6	- 6	+27	- 7	-13	-14	+ 4	- 7	-17

Source: Table compiled by Department of Commerce (BDCA) from data reported by the Department of Interior (Bureau of Mines), and the Bureau of the Census.

* As of end of period.

¹ Data reported on quarterly basis.

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Table F-5: Portland Cement: Destination of Shipments, by State

State	(Thousands of barrels)								
	1957			Calendar year			12 months ending--		
	Oct.	Nov.	Dec.	1954	1955	1956	Oct. 1957	Nov. 1957	Dec. 1957
Alabama	411	330	339	3,943	3,949	4,935	4,751	4,685	4,627
Arizona	262	232	262	2,215	2,337	2,621	2,666	2,709	2,778
Arkansas	199	104	94	1,894	2,519	1,841	1,732	1,716	1,684
California	3,160	2,683	2,247	28,528	31,553	35,854	33,310	33,110	32,910
Colorado	412	269	271	3,285	3,486	3,703	3,927	3,986	4,027
Connecticut	607	383	195	3,258	3,380	4,325	5,251	5,255	5,188
Delaware	104	74	31	910	1,097	1,086	925	927	905
District of Columbia	116	104	59	1,324	1,395	1,327	1,200	1,198	1,172
Florida	820	959	895	8,354	8,997	9,499	9,943	9,991	9,985
Georgia	398	343	351	4,441	5,198	5,381	4,859	4,706	4,675
Idaho	106	75	35	1,215	923	1,074	964	965	959
Illinois	2,069	1,130	944	14,973	14,670	16,719	16,055	16,116	16,238
Indiana	870	546	384	6,724	8,073	9,181	7,022	7,077	7,045
Iowa	666	256	179	5,863	5,883	6,774	5,799	5,796	5,810
Kansas	520	369	383	6,576	7,248	6,963	5,000	4,923	4,980
Kentucky	373	223	146	3,026	3,636	3,509	3,333	3,305	3,281
Louisiana	603	552	674	6,292	7,347	8,303	7,595	7,483	7,585
Maine	127	48	26	857	961	978	966	966	964
Maryland	517	388	187	4,447	4,882	5,764	5,364	5,298	5,176
Massachusetts	560	391	296	4,180	5,239	5,848	5,041	4,949	4,922
Michigan	1,823	997	591	13,076	13,991	16,215	14,611	14,492	14,498
Minnesota	623	252	154	5,500	5,838	5,515	5,542	5,539	5,481
Mississippi	245	170	190	1,732	1,972	1,977	2,126	2,147	2,190
Missouri	799	456	383	7,556	7,824	7,646	6,959	6,880	6,851
Montana	155	109	88	1,019	951	1,405	1,330	1,342	1,377
Nebraska	345	155	141	3,724	3,485	3,352	2,649	2,634	2,651
Nevada	40	40	36	842	737	616	550	552	554
New Hampshire	82	47	28	827	1,147	926	646	639	637
New Jersey	861	667	362	9,164	9,337	9,428	8,186	8,149	7,952
New Mexico	177	159	155	2,111	1,996	2,086	2,198	2,202	2,206
New York	2,208	1,442	852	20,290	19,399	20,400	19,438	19,388	19,175
North Carolina	473	316	286	4,009	4,414	4,384	4,729	4,661	4,647
North Dakota	198	37	22	1,161	1,150	1,294	1,933	1,938	1,930
Ohio	2,002	1,196	786	16,003	17,320	17,554	17,559	17,405	17,306
Oklahoma	497	336	401	4,364	4,785	4,815	5,009	4,881	4,917
Oregon	249	206	168	2,081	2,398	2,565	2,522	2,525	2,532
Pennsylvania	1,530	1,113	618	15,108	16,077	15,445	14,589	14,485	14,288
Rhode Island	86	62	42	685	822	819	759	758	762
South Carolina	197	153	174	1,993	2,461	2,359	2,075	2,035	2,010
South Dakota	110	62	37	1,116	1,221	1,374	1,067	1,069	1,071
Tennessee	456	269	237	4,683	5,088	4,843	4,356	4,241	4,153
Texas	1,718	1,054	1,507	19,081	20,781	20,953	19,598	18,974	18,892
Utah	186	130	93	1,508	1,835	2,010	1,802	1,793	1,794
Vermont	39	20	8	242	294	334	311	305	302
Virginia	527	368	252	4,474	4,801	5,419	5,577	5,520	5,436
Washington	525	423	357	5,684	5,656	4,677	4,837	4,926	5,078
West Virginia	244	174	145	2,379	2,053	1,937	2,220	2,245	2,269
Wisconsin	835	388	282	5,840	5,977	6,768	6,769	6,756	6,771
Wyoming	72	41	35	585	578	655	677	680	688

Source: Table compiled by Department of Commerce from data reported by Department of Interior (Bureau of Mines).

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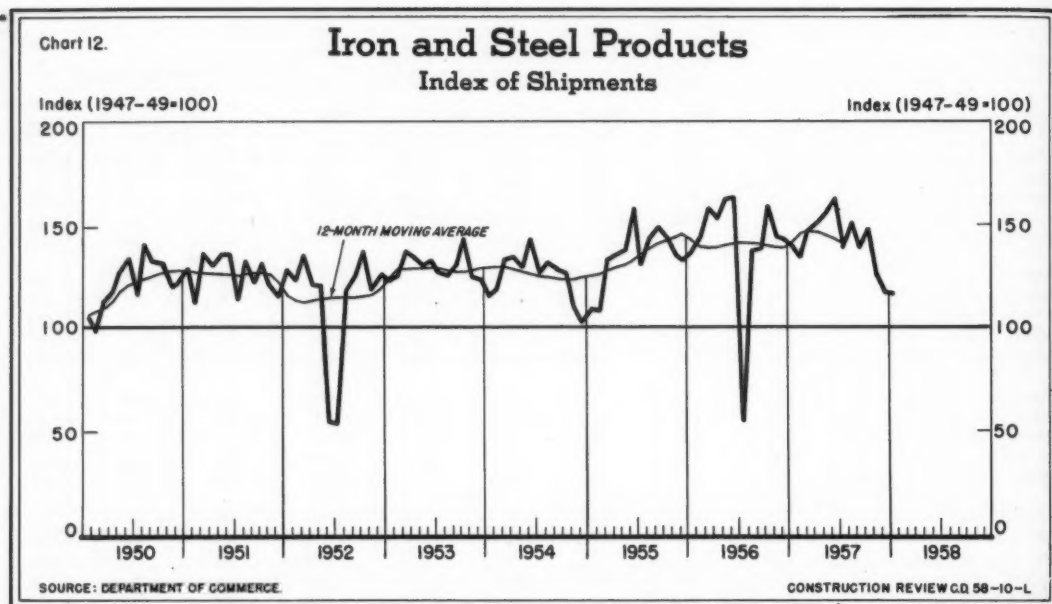


Table F-6: Iron and Steel Products: Shipments, Bookings, and Backlog

Period	Shipments									Shipments*	Bookings*	Backlog ¹
	Line pipe	Concrete reinforcing bars	Galvanized sheets	Nails	Piling	Rails	Cast-iron pipe		Rigid steel conduit	Fabricated structural steel		
							Pressure	Soil				
1947-49 average	1,975	1,523	1,669	797	309	2,167	1,075	604	226	2,639	2,442	--
Year: 1955.....	3,083	2,164	2,865	651	391	1,233	1,682	869	280	3,659	4,651	1,029
1956.....	3,377	2,518	2,958	559	433	1,300	1,745	817	359	3,780	4,736	1,313
1957.....	4,217	2,300	2,393	447	569	1,283	1,352	757	352	4,180	3,073	--
12 months ending:												
September 1957	4,247	2,636	2,604	481	586	1,466	1,444	749	358	4,136	3,765	--
October 1957	4,266	2,549	2,538	467	588	1,414	1,395	750	361	4,179	3,608	--
November 1957	4,253	2,440	2,473	457	580	1,360	1,370	749	358	4,193	3,415	--
January 1958	4,084	2,194	2,344	437	563	1,208	1,330	750	355	4,207	2,915	--
1957: January.....	361	224	236	42	41	133	101	57	27	290	320	1,332
February.....	304	235	205	35	51	117	89	48	28	319	294	1,321
March.....	370	240	207	42	54	132	108	59	33	342	319	1,289
April.....	381	216	199	40	56	136	129	63	22	362	404	1,311
May.....	392	188	207	43	46	144	142	69	25	377	331	1,350
June.....	370	233	239	59	52	126	131	71	38	385	247	1,277
July.....	352	172	167	31	52	115	107	60	46	342	213	1,335
August.....	376	192	187	37	49	93	138	73	31	384	184	1,282
September.....	355	196	184	35	42	90	120	64	27	339	221	1,249
October.....	352	163	213	38	49	79	122	72	30	385	181	1,213
November.....	309	141	190	26	39	64	91	59	24	334	218	1,175
December.....	295	100	159	19	38	54	74	62	21	320	141	1,125
1958: January.....	228	118	187	32	35	58	79	50	30	317	162	1,361
Percent change												
January, 1957-58.....	-37	-47	-21	-23	-15	-56	-22	-12	+8	+9	-49	+2
Year, 1956-57	+25	-9	-19	-20	+32	-1	-23	-7	-2	+11	-35	--

Source: Table compiled by the Department of Commerce (BDSA) from data reported by the American Iron and Steel Institute, the National Electric Manufacturers Association, the American Institute of Steel Construction, and the Bureau of the Census. * Data revised from January 1947. Revised statistics for periods not shown here or in the March 1958 issue may be obtained from the Department of Commerce, Business and Defense Services Administration.

¹ Scheduled for fabrication in the next 4 months.

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Table F-7 Clay Construction Products: Production and Shipments

Period	Brick, common and face (Million bricks)		Structural clay tile (Thousand tons)		Vitrified clay sewer pipe (Thousand tons)		Hollow facing tile (Million brick equivalent)		Glazed & unglazed floor & wall tile (Thousand square feet)	
	Production	Shipments	Production	Shipments	Production	Shipments	Production	Shipments	Production	Shipments
1947-49 average	5,504	5,324	1,286	1,231	1,451	1,375	357	341	104,800	101,088
Year: 1955	7,902	7,741	935	929	2,112	2,056	534	522	233,001	232,802
1956	8,085	7,382	862	750	2,154	2,039	576	535	245,996	227,369
1957	6,419	6,199	643	587	1,820	1,631	490	469	193,940	190,074
12 months ending:										
September 1957	6,808	6,404	707	639	1,967	1,743	488	463	197,973	190,728
October 1957	6,706	6,344	686	620	1,929	1,703	487	461	195,369	190,101
November 1957	6,501	6,252	661	601	1,876	1,663	488	463	193,640	188,880
January 1958	6,368	6,218	630	577	1,789	1,625	494	473	195,130	191,102
1957: January	459	329	57	48	164	107	38	34	15,449	14,422
February	420	388	53	46	146	110	36	33	13,726	12,602
March	491	476	61	54	152	132	33	34	14,810	15,048
April	561	548	55	50	151	138	38	37	15,663	15,873
May	592	613	57	54	160	151	39	39	16,517	16,485
June	577	567	58	56	150	152	41	41	16,050	16,157
July	593	609	62	58	154	154	45	44	15,465	15,939
August	625	634	54	51	158	169	45	43	16,957	17,503
September	584	570	46	46	144	150	41	39	16,654	16,329
October	612	602	50	49	173	165	47	45	18,827	18,277
November	533	478	46	39	145	117	43	41	17,214	16,309
December	461	385	44	37	124	88	43	39	16,608	15,130
1958: January	408	348	44	38	133	101	42	38	16,639	15,450
Percent change										
January, 1957-58	-11	+ 6	-24	-22	-19	- 5	+12	+11	+ 8	+ 7
Year, 1956-57	-20	-16	-25	-22	-15	-20	-15	-12	-21	-16

Source: Table compiled by Department of Commerce (BDISA) from data reported by the Bureau of the Census.

Table F-8: Clay Construction Products: Production and Shipments, by Census Region¹

Census region	PRODUCTION				SHIPMENTS			
	1958	1957			1958	1957		
	Jan.	Dec.	Nov.	Oct.	Jan.	Dec.	Nov.	Oct.
Brick, common and face (thousands)								
U. S. TOTAL	408,100	460,664	532,650	611,704	347,749	385,040	478,223	602,404
New England	6,714	10,757	10,936	10,138	5,632	8,549	10,904	14,309
Middle Atlantic	66,768	84,834	88,998	101,911	41,447	58,658	86,190	105,589
East North Central	76,711	106,384	123,343	145,541	64,013	82,997	106,403	139,663
West North Central	23,385	26,446	29,605	32,493	18,636	21,087	23,727	30,783
South Atlantic	90,046	91,865	121,165	136,778	82,526	80,064	106,214	135,501
East South Central	48,605	42,872	54,429	64,227	41,889	40,816	50,823	63,977
West South Central	55,737	55,982	58,402	64,803	47,757	48,846	48,744	60,956
Mountain	26,722	26,062	25,297	26,905	26,214	26,159	24,167	27,033
Pacific	13,412	15,462	20,475	28,908	19,635	17,864	21,051	24,593
Structural clay tile (tons)								
U. S. TOTAL	43,741	44,437	45,805	49,628	37,783	37,152	38,727	49,266
Middle Atlantic	6,883	6,696	6,661	7,468	5,151	5,015	7,137	7,530
East North Central	1,908	2,493	3,067	3,591	1,598	1,804	1,982	3,015
West North Central	4,511	8,327	7,949	8,246	6,678	6,107	5,915	9,452
South Atlantic	7,607	6,772	8,776	8,600	6,288	7,256	6,804	8,296
East South Central	1,516	927	1,082	1,539	1,650	1,013	1,265	1,466
West South Central	19,931	16,840	15,876	17,337	14,154	13,203	12,644	16,271
Mountain & Pacific	1,385	2,382	2,394	2,847	2,264	2,754	2,980	3,236
Vitrified clay sewer pipe (tons)								
U. S. TOTAL	133,193	123,524	145,230	173,215	100,950	87,927	117,111	164,643
Middle Atlantic	13,664	10,496	15,632	14,827	7,418	5,493	11,861	16,129
East North Central	47,367	40,873	51,816	69,514	38,401	29,843	46,571	67,665
West North Central	12,554	12,707	14,468	18,563	7,976	9,047	11,326	18,007
South Atlantic	14,332	13,159	16,022	16,618	13,055	10,761	13,796	14,962
E. & W. South Central	20,700	19,981	20,394	24,361	14,705	13,977	14,241	21,972
Mountain	2,924	2,500	3,299	3,511	2,896	2,566	2,949	3,711
Pacific	21,652	23,808	23,599	25,821	16,499	16,240	16,367	22,197

Source: Table compiled by Department of Commerce (BDISA) from data reported by the Bureau of the Census.

¹ Composition of regions and nonfarm population distribution by region, are shown below table A-2.

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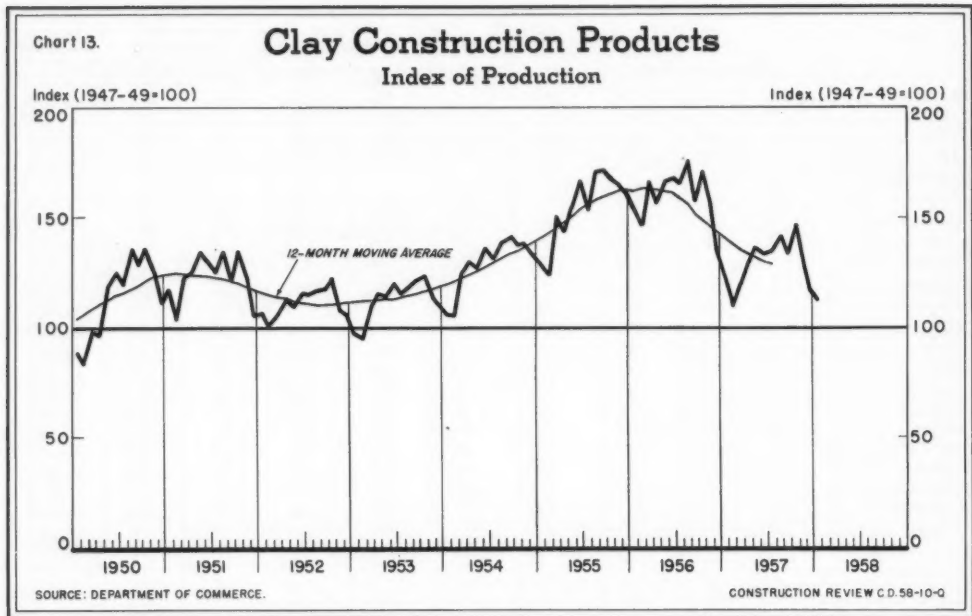


Table F-9: Heating and Plumbing Equipment: Shipments and Stocks

Period	Gas water heaters (Thousands of units)		C. I. convectors and radiators (Thousand square feet)		Warm air furnaces (Thousands of units)		Floor and wall furnaces (Thousands of units)		Residential oil burners ¹ (Thousands of units)
	Shipments	Stocks*	Shipments	Stocks*	Shipments	Stocks*	Shipments	Stocks*	Shipments
1947-49 average	1,818	67	50,980	4,377	794	69	552	44	541
Year: 1955	2,634	188	30,863	4,884	1,406	208	615	73	610
1956	2,712	134	29,567	3,810	1,355	218	492	70	532
1957	2,474	79	23,138	3,482	1,068	164	430	62	384
12 months ending:									
September 1957	2,476	--	25,962	--	1,118	--	435	--	437
October 1957	2,477	--	24,579	--	1,101	--	434	--	410
November 1957	2,461	--	23,766	--	1,085	--	431	--	394
January 1958	2,497	--	22,769	--	1,063	--	431	--	380
1957: January	210	76	1,712	4,139	76	195	30	67	30
February	202	78	1,797	4,362	67	207	31	60	27
March	222	62	1,803	4,750	75	214	27	63	26
April	233	59	1,723	4,887	74	228	29	61	30
May	228	61	1,507	5,435	74	235	26	63	30
June	206	90	2,230	5,163	85	232	30	63	34
July	188	89	1,769	4,745	86	229	32	69	34
August	206	90	2,123	4,896	115	199	39	72	40
September	211	77	2,551	4,571	141	177	54	65	43
October	231	71	2,651	4,027	126	157	62	55	45
November	169	69	1,995	3,510	91	156	42	53	28
December	169	79	1,277	3,482	59	164	28	62	18
1958: January	233	64	1,343	3,761	71	155	31	65	26
Percent change									
January, 1957-58	+11	-16	-22	-9	-6	-20	+4	-3	-11
Year, 1956-57	-9	-41	-22	-9	-21	-25	-13	-11	-28

Source: Table compiled by Department of Commerce (BDSA) from data reported by the Bureau of the Census. * As of end of period.
¹ Sold separately.

Part G--Employment

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Table G-1: Contract Construction: Employment by Type of Contractor

Period	All contractors	Building contractors							Nonbuilding contractors		
		All building contractors	General contractors	Special trades contractors					All non-building	Highway and street	Other non-building
				All special trades	Plumbing and heating	Painting and decorating	Electrical work	Other trades			
NUMBER OF EMPLOYEES (in thousands)											
Year: 1948.....	2,169.0	1,753.0	807.0	946.0	238.2	124.9	123.2	459.8	416.0	172.1	243.8
1949.....	2,165.0	1,736.0	779.0	957.0	241.7	123.4	122.1	469.5	428.0	178.1	250.3
1950.....	2,333.0	1,885.0	844.0	1,041.0	263.1	130.8	123.4	524.0	448.0	183.0	265.2
1951.....	2,603.0	2,109.0	957.6	1,151.7	286.9	155.7	140.5	568.7	493.0	201.3	291.9
1952.....	2,634.0	2,119.0	948.3	1,170.8	287.7	156.5	155.7	570.9	514.0	209.4	305.0
1953.....	2,622.0	2,109.0	934.0	1,175.1	288.9	148.1	159.7	578.4	513.0	214.9	297.8
1954.....	2,593.0	2,090.0	885.7	1,204.0	295.7	143.8	164.4	600.1	503.0	217.4	285.6
1955.....	2,759.0	2,243.0	922.6	1,320.8	317.0	162.3	168.4	673.1	516.0	232.4	284.0
1956.....	2,993.0	2,387.0	995.1	1,391.8	334.0	179.5	198.1	680.2	606.0	263.3	342.6
1957.....	3,025.0	2,394.0	955.1	1,439.0	338.2	191.8	230.3	678.7	631.0	271.1	360.1
1957: Jan.	2,667.0	2,165.0	885.7	1,279.5	335.1	151.5	223.2	569.7	502.0	191.5	310.4
Feb.	2,673.0	2,177.0	878.2	1,298.5	331.5	148.9	221.0	597.1	496.0	184.9	310.6
Mar.	2,756.0	2,242.0	898.7	1,343.3	331.8	159.0	219.5	633.0	514.0	199.9	314.1
Apr.	2,906.0	2,334.0	944.6	1,389.5	334.6	176.5	218.2	660.2	572.0	237.3	334.7
May.....	3,082.0	2,419.0	977.5	1,441.1	333.7	190.5	223.5	693.4	663.0	296.2	366.8
June.....	3,232.0	2,518.0	1,005.5	1,512.5	342.7	205.2	237.2	727.4	714.0	321.5	392.0
July	3,275.0	2,547.0	1,039.8	1,507.1	332.6	226.5	241.2	706.8	728.0	331.0	397.4
Aug.....	3,305.0	2,567.0	1,030.2	1,537.0	344.2	226.6	242.7	723.5	738.0	340.4	397.4
Sept.....	3,285.0	2,555.0	1,009.6	1,545.4	351.8	223.0	240.2	730.4	730.0	333.8	396.4
Oct.	3,224.0	2,509.0	980.3	1,528.2	350.4	211.8	237.1	728.9	715.0	320.2	395.0
Nov.....	3,059.0	2,407.0	936.3	1,470.8	338.7	198.6	231.2	702.3	652.0	275.0	376.5
Dec.....	2,850.0	2,276.0	873.9	1,401.9	331.6	181.6	227.2	661.5	574.0	223.5	350.0
1958: Jan.	2,610.0	2,109.0	808.0	1,300.2	319.3	161.9	217.5	601.5	501.0	184.8	316.6
Feb.....	*2,391.0	(1)	(1)	(1)	(1)	(1)	(1)	(1)	(1)	(1)	(1)
Percent change											
Dec. 1957- Jan. 1958.....	-8.4	-7.3	-7.5	-7.3	-3.7	-10.8	-4.3	-9.1	-12.7	-17.3	-9.5
Jan. 1957-58.....	-2.1	-2.6	-8.8	+1.6	-4.7	+6.9	-2.6	+5.6	- .2	-3.5	+2.0

Source: Department of Labor.

* Percent change: Jan.-Feb. 1958, -8.4; Feb. 1957-58, -10.5.

¹ Not yet available.

Table G-2: Contract Construction: Number of Employees and Indexes of Employment (Seasonally Adjusted)

Year	Jan.	Feb.	Mar.	Apr.	May	June	July	Aug.	Sept.	Oct.	Nov.	Dec.	Annual average
NUMBER OF EMPLOYEES (in thousands, seasonally adjusted)													
1948.....	2,120	2,015	2,065	2,105	2,136	2,184	2,199	2,212	2,220	2,229	2,249	2,251	2,169
1949.....	2,222	2,171	2,146	2,128	2,124	2,130	2,157	2,176	2,197	2,192	2,190	2,141	2,165
1950.....	2,119	2,101	2,105	2,173	2,236	2,337	2,405	2,451	2,473	2,502	2,517	2,471	2,333
1951.....	2,526	2,521	2,569	2,593	2,596	2,613	2,633	2,641	2,630	2,653	2,606	2,620	2,603
1952.....	2,599	2,624	2,588	2,586	2,597	2,645	2,658	2,672	2,682	2,648	2,650	2,632	2,634
1953.....	2,647	2,669	2,653	2,638	2,613	2,598	2,588	2,596	2,612	2,632	2,623	2,626	2,622
1954.....	2,533	2,583	2,600	2,614	2,603	2,599	2,591	2,594	2,586	2,584	2,618	2,615	2,593
1955.....	2,624	2,618	2,703	2,759	2,813	2,823	2,829	2,813	2,810	2,777	2,760	2,750	2,759
1956.....	2,768	2,802	2,834	2,902	2,985	3,113	3,043	3,083	3,080	3,080	3,067	3,074	2,993
1957.....	2,963	3,020	3,062	3,059	3,097	3,108	3,061	3,032	3,028	3,013	2,956	2,923	3,025
1958.....	2,900	2,702											
INDEXES (1947-49=100) OF EMPLOYMENT (seasonally adjusted) ¹													
1948.....	100.7	95.7	98.1	100.0	101.5	103.8	104.5	105.1	105.5	105.9	106.8	106.9	103.0
1949.....	105.6	103.1	101.9	101.1	100.9	101.2	102.5	103.4	104.4	104.1	104.0	101.7	102.9
1950.....	100.7	99.8	100.0	103.2	106.2	111.0	114.3	116.4	117.5	118.9	119.6	117.4	110.8
1951.....	120.0	119.8	122.0	123.2	123.3	124.1	125.1	125.5	124.9	126.0	123.8	124.5	123.7
1952.....	123.5	124.7	122.9	122.9	123.4	125.7	126.3	126.9	127.4	125.8	125.9	125.0	125.1
1953.....	125.7	126.8	126.0	125.3	124.1	123.4	122.9	123.3	124.1	125.0	124.6	124.8	124.6
1954.....	120.3	122.7	123.5	124.2	123.7	123.5	123.1	123.2	122.9	122.8	124.4	124.2	123.2
1955.....	124.7	124.4	128.4	131.1	133.6	134.1	134.4	133.6	133.5	131.9	131.1	130.6	131.1
1956.....	131.5	133.1	134.6	137.9	141.8	147.9	144.6	146.5	146.3	146.3	145.7	146.0	142.2
1957.....	140.8	143.5	145.5	145.3	147.1	147.6	145.4	144.0	143.8	143.1	140.4	135.4	143.7
1958.....	124.0	113.6											

Source: Department of Labor.
the Federal Reserve Board.

¹ Indexes for months before January 1953 are based on seasonally adjusted employment data derived by

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Table G-3: Contract Construction: Employment, by State

State	Number of employees (in thousands)											Percent change, Jan. 1957-58
	1957							1958	1955	1956	1957	
	June	July	Aug.	Sept.	Oct.	Nov.	Dec.	Jan.	Jan.	Jan.	Jan.	
Alabama	44.2	43.4	44.0	41.3	40.4	40.0	39.6	39.6	29.9	33.0	43.2	- 8
Arizona	21.5	22.3	23.0	23.4	23.7	23.6	23.6	23.2	17.9	19.1	21.3	+ 9
Arkansas ¹	18.7	21.7	21.4	21.3	20.6	18.4	16.5	14.4	13.5	14.4	14.2	+ 1
California	284.5	266.4	261.8	282.6	283.2	277.4	271.6	259.2	238.6	249.7	271.3	- 4
Colorado	34.7	35.5	36.0	36.0	35.1	33.2	31.5	30.6	25.1	28.2	28.7	+ 7
Connecticut ²	52.5	53.1	55.1	54.7	53.8	53.7	(3)	(3)	37.9	41.6	42.3	--
Delaware	12.4	11.9	12.3	12.2	12.3	12.0	11.0	10.1	9.4	13.5	13.2	-23
District of Columbia ..	17.1	17.1	17.2	17.1	17.0	16.7	15.7	14.9	15.5	15.6	15.4	- 3
Florida	115.4	117.4	121.6	123.1	122.9	121.3	119.7	115.8	88.3	104.2	115.4	(4)
Georgia ¹	52.4	52.4	53.2	52.3	51.7	49.2	47.7	45.8	46.2	49.4	45.3	+ 1
Idaho	10.8	11.2	9.9	9.8	10.0	9.6	8.8	7.8	5.6	6.7	7.4	+ 5
Illinois	213.2	218.8	220.5	217.6	213.5	206.7	194.1	181.3	145.5	158.1	167.2	+ 8
Indiana	73.8	78.1	80.3	78.9	79.4	76.6	73.4	69.5	53.9	66.1	61.7	+13
Iowa ¹	37.7	39.2	38.5	38.6	36.1	34.1	30.5	27.3	25.9	29.0	26.6	+ 3
Kansas	38.4	41.9	43.6	42.1	41.4	36.9	33.5	31.6	29.8	33.7	27.9	+13
Kentucky ³	--	--	--	--	--	--	--	--	--	--	--	--
Louisiana	69.5	72.0	72.6	71.6	70.2	70.2	66.9	(3)	42.7	52.1	67.1	--
Maine ¹	14.8	15.3	15.0	14.7	14.4	13.9	11.8	9.7	10.9	9.7	10.9	-11
Maryland	70.1	72.5	72.2	71.3	70.6	68.2	60.2	53.4	54.3	58.7	60.2	-11
Massachusetts	87.7	89.9	91.0	89.9	89.3	85.6	78.0	64.8	62.3	65.2	66.5	- 3
Michigan	112.2	115.2	117.2	119.0	117.8	108.6	98.1	72.9	104.8	106.4	101.3	-28
Minnesota	61.3	67.1	69.2	67.8	64.7	58.2	48.4	43.0	42.5	43.2	43.0	0
Mississippi	16.3	16.9	17.6	17.9	17.9	17.1	15.7	14.9	14.3	15.0	14.7	+ 1
Missouri	66.1	68.7	70.5	69.3	67.9	65.3	61.0	55.2	62.3	63.8	59.1	- 7
Montana	14.4	15.1	15.2	15.5	14.1	12.2	10.4	9.4	7.7	7.1	8.7	+ 8
Nebraska	21.4	22.2	21.8	21.5	21.0	20.0	18.3	(3)	17.0	17.7	16.4	--
Nevada	8.4	8.2	8.2	7.8	7.4	6.5	6.1	5.6	7.9	7.6	6.1	- 8
New Hampshire	10.0	10.5	10.5	10.3	10.3	9.5	8.4	6.8	8.3	7.6	7.3	- 7
New Jersey	108.9	112.6	112.7	113.5	112.4	106.2	96.5	87.9	88.2	88.5	94.7	- 7
New Mexico	17.7	17.8	17.7	17.8	17.7	17.4	18.1	18.7	12.9	13.8	16.0	+17
New York	275.1	276.1	277.4	280.1	276.6	265.2	245.2	(3)	204.3	212.4	221.4	--
North Carolina	55.5	56.1	55.4	54.5	53.7	53.0	50.4	46.9	46.6	54.2	53.4	-12
North Dakota	12.5	13.7	14.1	13.9	13.1	10.9	8.0	5.9	5.1	5.0	6.1	- 3
Ohio	168.2	175.7	182.7	177.8	172.1	161.3	148.8	133.8	137.9	137.6	132.0	+ 1
Oklahoma	34.4	35.5	36.3	35.9	34.6	34.0	35.6	33.5	27.9	32.4	28.5	+18
Oregon	24.2	25.8	26.5	26.5	24.5	22.0	20.2	18.2	18.5	19.2	18.8	- 3
Pennsylvania	184.5	184.2	188.2	188.0	185.4	177.1	162.7	147.4	149.0	149.7	145.4	+ 1
Rhode Island	19.2	20.0	19.3	19.1	18.1	18.4	17.7	14.5	15.0	14.3	13.5	+ 7
South Carolina ¹	26.9	27.2	27.1	27.0	26.2	26.5	26.4	26.8	26.7	27.3	25.8	+ 4
South Dakota	11.3	11.6	11.7	10.6	9.8	8.3	6.7	6.6	6.4	6.3	6.6	0
Tennessee	42.1	43.5	43.3	42.3	42.3	39.6	37.3	35.1	48.1	39.2	37.7	- 7
Texas	169.3	174.5	174.4	171.1	167.2	156.6	159.0	157.2	144.0	154.2	162.5	- 3
Utah	16.4	17.6	18.3	17.3	16.4	15.3	14.1	12.2	9.7	12.6	12.7	- 4
Vermont ¹	5.5	5.6	5.7	5.5	5.5	5.4	4.6	3.6	3.1	3.4	3.5	+ 3
Virginia	74.4	75.9	75.9	74.4	71.8	69.2	65.7	61.7	54.3	56.8	62.4	- 1
Washington	45.4	46.9	48.4	47.5	46.7	43.1	39.8	36.2	40.9	34.3	39.7	- 9
West Virginia	29.0	30.3	31.2	32.4	33.0	31.7	28.7	25.5	14.0	18.7	21.2	+20
Wisconsin	58.7	64.2	65.5	64.8	62.3	59.2	54.3	(3)	48.1	50.6	45.5	--
Wyoming	8.1	8.7	8.9	8.4	7.4	7.1	5.4	4.9	4.3	4.8	4.8	+ 2

Source: Department of Labor.

¹ Data revised from January 1956; revised statistics for months not shown here are available on request.² Includes a small number of employees in mining.³ Not available.⁴ Change of less than one-half of 1 percent.

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Table G-4: Contract Construction: Employment in Selected Areas

Area	Number of employees (in thousands)											Percent change, Jan. 1957-58
	1957							1958	1955	1956	1957	
	June	July	Aug.	Sept.	Oct.	Nov.	Dec.	Jan.	Jan.	Jan.	Jan.	
Albany-Schenectady-Troy, N. Y....	8.7	8.9	8.8	8.6	8.6	8.2	7.7	(1)	5.6	5.8	6.7	--
Albuquerque, N. Mex.	5.3	5.5	5.5	5.4	5.3	5.1	5.2	5.2	4.5	4.5	4.4	+18
Allentown-Bethlehem-Easton, Pa.*	8.5	9.2	9.4	9.5	9.2	8.7	8.1	7.6	7.7	8.1	7.8	-3
Atlanta, Ga. ^{2 3}	20.2	20.1	21.5	20.8	20.3	19.5	18.9	17.8	16.5	18.3	16.3	+9
Baltimore, Md.	42.8	44.3	44.2	43.9	43.9	42.7	37.4	33.1	34.5	38.1	39.4	-16
Baton Rouge, La.	8.0	8.9	9.1	9.4	9.5	9.7	9.5	9.0	4.8	5.6	7.4	+22
Binghamton, N. Y.	3.3	3.3	3.2	3.4	3.4	3.1	2.7	(1)	2.3	2.2	2.0	--
Birmingham, Ala.	13.1	12.9	13.0	7.7	6.9	6.8	11.9	11.8	8.9	10.6	11.4	+4
Boise, Idaho.....	1.9	2.1	2.1	2.0	1.9	1.8	1.7	1.5	1.2	1.4	1.6	-6
Boston, Mass.	51.2	52.8	52.4	52.0	51.1	50.0	46.5	40.2	36.3	36.7	38.2	+5
Bridgeport, Conn. ⁴	6.7	7.2	7.2	7.2	7.2	7.1	(1)	(1)	4.9	5.2	5.2	--
Buffalo, N. Y.	23.8	25.3	27.3	26.3	26.4	24.5	20.8	(1)	16.8	17.1	18.1	--
Casper, Wyo.	1.8	1.8	1.9	1.9	1.8	1.9	1.7	1.4	.9	1.1	1.4	0
Charleston, S. C.	3.5	3.2	3.5	3.3	3.8	3.8	3.7	3.6	2.6	3.4	3.4	+6
Charleston, W. Va.	5.4	5.3	5.5	5.3	5.2	5.1	4.9	3.8	3.0	3.5	4.0	-5
Charlotte, N. C.	9.0	9.3	9.1	9.3	9.0	9.1	8.7	7.8	6.6	8.3	8.4	-7
Chattanooga, Tenn.	3.6	3.7	3.7	3.5	3.5	3.2	3.0	(1)	4.9	3.6	3.0	--
Chicago, Ill.	138.2	141.4	143.1	139.0	136.9	134.0	127.5	(1)	100.8	114.2	119.7	--
Denver, Colo.	19.8	20.1	20.3	19.9	19.6	19.1	18.1	17.6	16.5	17.3	17.1	+3
Des Moines, Iowa	5.8	6.0	5.9	6.0	6.2	5.8	5.0	4.5	4.1	4.2	4.8	-6
Detroit, Mich.	64.6	65.2	66.0	66.1	67.0	63.3	57.1	49.2	64.0	63.9	57.7	-15
Duluth, Minn.	3.6	3.7	3.8	3.9	3.5	3.3	2.9	2.6	2.0	2.1	2.6	0
Evansville, Ind. ^{5 6}	4.1	3.9	4.2	4.1	3.8	3.7	3.5	3.1	3.5	3.4	3.0	+3
Fargo, N. D.	2.7	3.1	3.3	3.2	3.0	2.6	2.2	1.6	1.4	1.4	1.7	-6
Fort Wayne, Ind.	3.3	3.4	3.4	3.4	3.5	3.3	3.0	2.7	3.0	3.3	2.7	0
Great Falls, Mont.	2.4	2.3	2.4	2.2	1.9	1.5	1.4	1.4	1.0	1.1	1.1	+27
Harrisburg, Pa.	7.7	8.1	8.8	8.7	9.0	9.2	8.2	7.4	6.3	5.9	5.7	+30
Hartford, Conn. ⁴	11.7	11.7	12.7	12.4	12.0	11.8	(1)	(1)	8.4	8.5	9.4	--
Huntington-Ashland, W. Va.	3.5	3.4	3.3	3.0	3.2	3.3	3.1	2.8	2.9	2.8	3.0	-7
Indianapolis, Ind.	13.4	14.4	14.5	14.7	14.5	14.0	13.5	12.6	9.7	11.5	12.7	-1
Jackson, Miss.	4.1	4.3	4.3	4.1	4.2	3.6	3.5	3.7	4.0	3.8	3.6	+3
Jacksonville, Fla.	10.1	10.4	10.8	10.7	10.5	10.0	9.6	9.6	9.7	8.9	10.1	-5
Kansas City, Mo. ⁷	17.5	21.3	22.7	22.0	21.1	20.5	19.4	(1)	20.8	21.0	19.8	--
Knoxville, Tenn.	6.7	6.4	6.4	6.3	6.2	6.1	5.5	4.7	14.8	6.3	7.2	-35
Lewiston, Maine ²	1.3	1.3	1.3	1.3	1.3	1.3	1.1	1.0	1.0	1.0	1.1	-9
Little Rock-N. Little Rock, Ark. ..	5.0	6.1	6.2	6.4	6.2	5.7	5.3	3.4	5.0	5.1	3.9	-13
Los Angeles, Calif.	126.7	107.9	104.6	124.7	126.4	123.0	120.8	117.1	116.0	120.9	123.2	-5
Louisville, Ky. ²	13.7	14.5	16.0	14.6	13.9	13.6	12.8	11.4	12.8	12.9	10.6	+8
Manchester, N. H.	2.1	2.3	2.3	2.3	2.3	2.1	1.9	1.5	1.8	1.8	1.5	0
Memphis, Tenn. ²	9.8	10.5	10.5	10.5	10.9	10.2	9.9	9.2	9.3	9.2	7.9	+16
Miami, Fla.	26.3	26.3	26.6	26.7	25.9	25.4	24.7	22.9	24.8	23.7	25.3	-9
Milwaukee, Wis. ⁸	23.7	25.4	25.9	25.6	24.7	23.7	22.2	(1)	18.2	21.8	21.2	--
Minneapolis-St. Paul, Minn.	29.0	29.9	30.6	29.8	28.7	27.1	23.7	21.3	20.9	22.6	22.1	-4
Mobile, Ala.	6.0	5.9	5.9	5.9	5.9	5.8	5.6	5.4	4.3	4.9	6.9	-22
Nashville, Tenn.	6.6	6.8	7.1	7.0	7.0	6.5	5.9	5.6	6.0	6.1	6.0	-7
New Bedford, Mass.	1.4	1.5	1.5	1.6	1.7	1.6	1.4	1.2	1.3	1.2	1.1	+9
New Britain, Conn. ⁴	1.5	1.6	1.7	1.7	1.7	1.7	(1)	(1)	1.1	1.1	1.2	--
New Haven, Conn. ⁴	8.7	9.2	9.4	9.4	9.2	9.0	(1)	(1)	5.4	6.3	7.2	--
New Orleans, La.	20.0	20.1	20.2	20.0	20.0	19.9	19.6	(1)	15.4	15.9	21.1	--
New York-Northeastern N. Jersey..	242.6	235.7	236.2	240.8	239.5	228.5	210.3	(1)	200.4	204.9	207.3	--
Newark-Jersey City, N. J.	34.6	35.1	35.3	35.6	35.4	32.4	29.6	27.2	29.8	31.6	31.9	-15
Paterson, N. J.	27.8	28.2	28.5	29.7	29.9	28.9	25.6	23.5	24.0	21.8	23.7	-1
Perth Amboy, N. J.	8.4	8.5	8.3	7.9	7.4	6.5	5.9	5.6	6.7	7.8	8.2	-32
Nassau-Suffolk Counties, N. Y.	29.4	27.4	26.7	27.9	27.0	25.6	23.2	(1)	27.2	26.2	22.6	--
New York, N. Y.	121.4	116.4	118.0	121.2	120.4	117.1	111.9	(1)	96.1	101.6	104.4	--
Westchester County, N. Y.	18.8	18.1	17.4	16.6	17.5	16.2	14.3	(1)	14.9	14.6	15.0	--

See footnotes at end of table.

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Table G-4: Contract Construction: Employment in Selected Areas--Continued

Area	Number of employees (in thousands)											Percent change, Jan. 1957-58
	1957								1958	1955	1956	
	June	July	Aug.	Sept.	Oct.	Nov.	Dec.	Jan.	Jan.	Jan.	Jan.	
Norfolk-Portsmouth, Va. ²	13.9	14.6	15.0	14.7	14.7	14.1	13.4	12.9	11.3	9.6	11.5	+12
Oklahoma City, Okla.	9.7	10.0	9.9	9.8	9.7	9.1	9.4	8.9	8.6	9.9	8.3	+7
Omaha, Nebr.	8.6	9.0	8.9	9.1	8.9	8.7	8.4	8.1	6.6	7.2	7.2	+13
Peoria, Ill.	4.9	5.2	5.0	5.0	4.9	4.8	4.6	(1)	3.9	4.1	3.7	--
Philadelphia, Pa.*	83.5	83.0	85.2	85.2	83.9	79.7	70.1	62.9	70.6	68.7	68.5	-8
Phoenix, Ariz.	10.7	11.2	11.3	11.2	10.8	10.9	10.9	10.7	9.9	10.2	11.2	-4
Pittsburgh, Pa.	46.0	44.1	46.9	46.9	45.5	43.8	41.8	38.5	34.7	35.1	36.3	+6
Portland, Maine ²	4.0	4.1	3.9	3.9	4.0	3.7	3.3	2.9	3.1	3.2	3.3	-12
Portland, Oreg.	14.2	14.7	14.8	14.6	14.0	12.9	12.0	11.2	11.2	11.8	11.6	-3
Providence, R. I.	17.0	17.7	17.1	16.9	16.0	16.3	15.7	12.8	13.3	12.7	12.0	+7
Racine, Wis.	2.4	2.4	2.4	2.3	2.2	2.2	2.0	(1)	1.8	1.8	1.8	--
Reno, Nev.	2.1	2.3	2.5	2.9	3.0	2.8	2.7	2.3	1.7	2.0	1.9	+21
Richmond, Va.	13.0	13.4	13.5	13.1	13.0	12.4	11.7	11.5	9.3	10.4	11.0	+5
Rochester, N. Y.	11.0	11.4	11.5	11.6	11.1	10.6	9.7	(1)	8.2	8.4	8.4	--
Rockford, Ill. ⁴	4.4	4.6	4.8	4.7	4.7	4.6	4.1	(1)	3.0	3.5	3.5	--
Sacramento, Calif.	9.7	10.0	10.4	10.9	10.1	9.7	9.0	8.6	7.0	8.0	9.0	-4
St. Louis, Mo.	43.0	42.4	42.7	42.7	42.5	41.1	37.7	(1)	37.0	40.1	36.3	--
Salt Lake City, Utah	9.1	9.3	9.3	9.2	8.7	8.2	7.6	7.4	6.3	7.8	6.8	+9
San Diego, Calif.	13.8	12.9	12.5	13.9	13.7	13.7	13.8	13.3	11.1	12.8	14.2	-6
San Francisco-Oakland, Calif.	57.7	58.1	56.6	55.2	54.5	53.6	51.9	49.1	54.0	55.0	56.4	-13
San Jose, Calif.	10.2	10.5	11.0	10.7	10.8	10.7	10.8	10.3	8.8	9.0	9.8	+5
Savannah, Ga. ²	3.4	3.5	3.5	3.5	3.7	3.7	3.4	3.5	2.9	2.9	3.1	+13
Seattle, Wash.	17.0	17.5	17.9	17.9	17.4	16.2	15.6	14.4	11.9	11.9	13.8	+4
Sioux Falls, S. D.	1.7	1.8	1.8	1.8	1.7	1.6	1.2	1.0	1.4	1.3	1.0	0
South Bend, Ind. ⁵	3.4	3.4	3.4	3.5	3.4	3.3	3.0	2.8	2.9	2.9	2.9	-3
Spokane, Wash.	5.4	5.9	6.0	5.7	5.1	4.6	4.1	3.5	3.2	3.2	3.8	+8
Springfield-Holyoke, Mass.	7.6	7.9	7.8	7.9	7.6	7.2	6.6	5.7	5.5	6.5	6.2	-8
Stamford, Conn. ⁴	5.0	5.1	5.1	5.1	5.0	4.9	(1)	(1)	3.6	3.8	4.1	--
Syracuse, N. Y.	7.0	7.2	7.4	7.3	7.3	6.9	6.7	(1)	5.1	5.2	5.3	--
Tacoma, Wash.	5.2	5.4	5.4	5.4	5.3	4.8	4.3	4.0	3.1	3.5	4.0	0
Tampa-St. Petersburg, Fla.	19.0	19.4	19.4	19.2	19.4	19.2	18.8	18.7	13.0	16.5	19.0	-2
Topeka, Kans.	5.5	6.4	6.5	6.4	6.4	5.7	4.8	4.4	2.5	3.0	3.5	+26
Trenton, N. J.	4.1	4.1	3.9	3.5	3.3	3.1	2.8	2.2	3.0	3.3	3.3	-33
Tucson, Ariz.	4.9	5.0	5.2	5.3	5.5	5.7	5.6	5.5	3.7	4.2	4.8	+15
Tulsa, Okla.	7.8	8.1	8.2	8.1	7.9	7.8	7.7	7.3	7.8	8.0	7.6	-4
Utica-Rome, N. Y.	4.2	5.0	5.5	5.2	4.8	4.3	4.2	(1)	2.4	2.5	2.4	--
Washington, D. C.	38.8	39.1	39.1	38.7	38.6	37.6	34.9	31.8	37.3	37.6	34.9	-9
Waterbury, Conn. ⁴	2.2	2.6	2.6	2.6	2.6	2.5	(1)	(1)	1.9	2.1	1.9	--
Wheeling-Steubenville, W. Va.	6.5	6.9	6.8	6.9	6.8	6.8	5.8	5.1	3.6	5.0	4.9	+4
Wichita, Kans.	7.6	7.7	8.1	7.8	7.7	7.0	7.0	6.9	7.0	7.2	6.3	+10
Wilmington, Del.	10.2	9.7	10.1	10.0	10.1	9.8	9.0	8.3	8.0	11.8	11.4	-27
Worcester, Mass.	4.5	4.5	4.7	4.7	4.5	4.3	4.0	3.5	3.5	3.6	3.9	-10

Source: Department of Labor.

* Shown for the first time in this issue. This table is expanded to include additional areas as data become available.

¹ Not available. ² Data revised from January 1956. ³ Data from January 1956 not comparable with previous periods because area was redefined (and data correspondingly revised) to include Clayton Co. as well as Cobb, DeKalb, and Fulton Cos. ⁴ Includes a small number of employees in mining. ⁵ Data revised from January 1955. ⁶ Data from January 1955 not comparable with previous periods because area was redefined (and data correspondingly revised) to include Henderson Co., Ky., as well as Vanderburgh Co., Ind. ⁷ Data revised from September 1953. ⁸ Data from January 1956 not comparable with previous periods because area was redefined (and data correspondingly revised) to include Waukesha Co. as well as Milwaukee Co.

NOTE: Revised statistics for months not shown here are available on request.

Table G-5: Contract Construction: Indexes of Aggregate Weekly Man-Hours

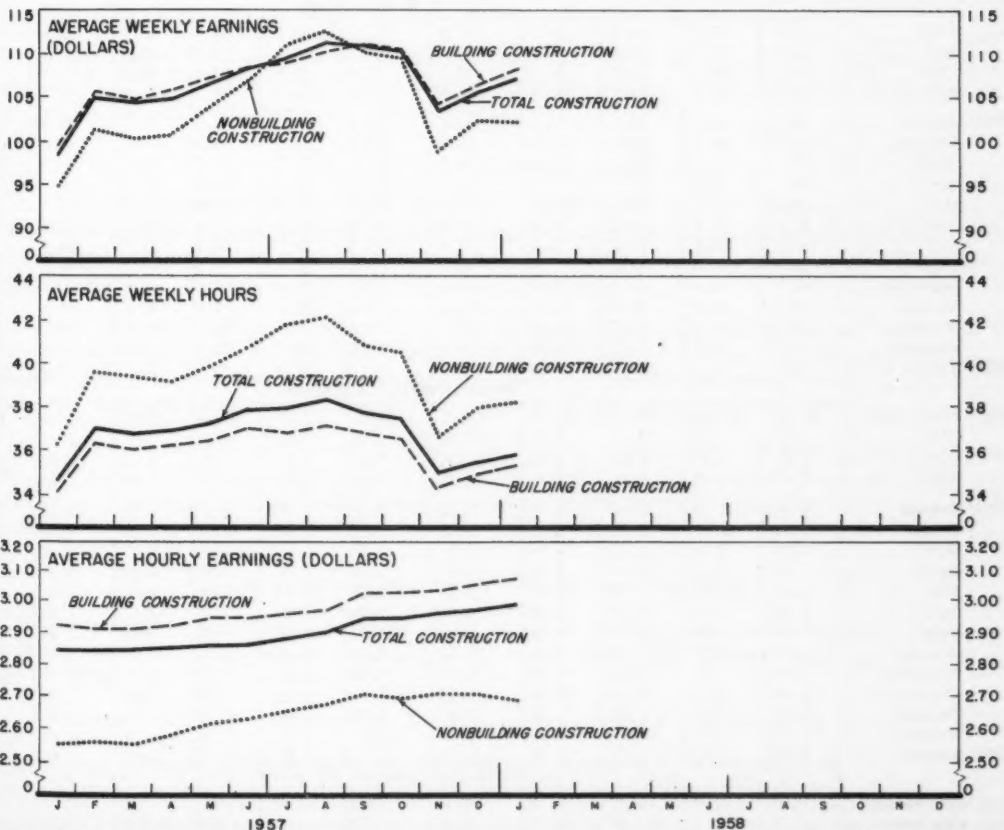
(1947-49=100)

Year	Jan.	Feb.	Mar.	Apr.	May	June	July	Aug.	Sept.	Oct.	Nov.	Dec.	Annual average
1948.....	89.6	81.3	86.7	95.0	102.2	111.9	115.1	117.3	116.2	113.3	106.6	105.4	103.4
1949.....	94.2	88.9	89.2	95.0	103.1	106.8	110.5	114.2	111.5	111.4	104.4	94.9	102.0
1950.....	84.6	79.5	83.7	95.8	106.1	116.7	122.1	129.5	126.1	128.9	123.9	112.7	109.1
1951.....	106.4	99.3	105.4	116.9	126.4	131.8	137.7	141.1	138.5	139.8	124.2	121.6	124.1
1952.....	111.1	112.3	108.3	117.5	125.4	136.8	138.9	143.2	144.0	139.9	128.2	123.9	127.5
1953.....	109.1	108.7	109.1	115.8	122.6	130.4	132.0	137.2	131.7	136.7	126.7	117.2	123.1
1954.....	95.5	102.8	106.4	113.5	120.3	128.0	131.4	134.0	128.6	128.6	123.3	114.4	118.9
1955.....	101.4	98.6	108.4	115.8	129.8	137.0	144.0	144.3	146.6	138.3	125.6	121.1	125.9
1956.....	108.1	108.5	109.2	124.0	137.4	154.3	154.6	161.1	160.7	157.7	144.2	135.9	138.0
1957.....	112.0	119.8	123.0	131.1	141.4	151.5	154.1	157.4	153.9	149.6	131.2	123.4	137.3
1958.....	112.4	94.8											

Source: Department of Labor.

Chart 14.

Hours and Earnings in Contract Construction



SOURCE: DEPARTMENT OF LABOR.

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CONSTRUCTION REVIEW

Table G-6: Contract Construction: Hours and Gross Earnings of Construction Workers

Period	All con- struction	Building construction							Nonbuilding construction		
		All building con- tractors	General con- tractors	Special trades contractors					All non- building	Highway and street	Other non- building
				All special trades	Plumbing and heating	Painting and decor- ating	Electri- cal work	Other trades			
AVERAGE WEEKLY EARNINGS											
Year: 1954	\$93.98	\$94.12	\$89.41	\$97.38	\$102.71	\$90.39	\$112.71	\$93.19	\$92.86	\$86.88	\$97.36
1955	95.94	96.29	90.22	100.83	106.40	94.38	116.52	96.21	95.11	91.27	98.50
1956	101.83	101.92	95.04	107.16	112.31	100.10	125.61	102.39	101.59	97.63	104.94
1957	106.64	107.22	98.89	112.84	118.87	104.10	132.10	106.30	105.07	98.66	110.15
1957: January	98.55	95.57	89.76	106.45	115.67	97.28	127.65	95.93	94.86	83.90	101.73
February	104.80	105.63	98.19	111.33	116.89	99.57	130.75	104.25	101.38	93.09	106.50
March	104.23	104.76	95.93	110.96	116.97	102.31	131.26	103.49	100.47	91.77	106.35
April	104.88	105.70	97.46	111.33	116.97	102.31	130.48	105.14	100.88	93.37	106.54
May	106.39	107.02	99.00	112.61	117.73	104.14	131.66	107.04	103.88	96.64	109.93
June	108.11	108.49	100.65	114.58	119.42	105.55	134.06	108.84	106.63	101.33	111.32
July	109.15	108.93	102.03	113.34	116.80	105.95	132.83	108.60	110.77	107.01	114.05
August	111.07	110.48	103.79	115.63	120.74	107.76	132.50	110.60	112.41	109.06	115.30
September	110.84	111.14	102.65	116.55	123.77	107.57	134.30	110.88	110.16	104.00	115.89
October	110.25	110.53	102.65	115.97	122.11	105.79	135.49	110.00	109.21	103.34	114.23
November	103.30	104.23	95.37	109.97	116.44	102.20	128.25	104.13	98.82	89.41	106.56
December	105.44	106.45	97.76	111.90	121.86	102.23	134.75	102.92	102.33	91.14	110.11
1958: January	107.04	108.37	100.16	113.60	122.62	104.52	131.29	105.48	102.11	92.83	107.82
AVERAGE WEEKLY HOURS											
Year: 1954	37.0	36.2	36.2	36.2	37.9	34.5	38.6	35.3	40.2	40.6	39.9
1955	36.9	36.2	35.8	36.4	38.0	34.7	39.1	35.5	40.3	41.3	39.4
1956	37.3	36.4	36.0	36.7	38.2	35.0	39.5	35.8	40.8	41.9	39.9
1957	36.9	36.1	35.7	36.4	38.1	34.7	39.2	35.2	39.8	40.6	39.2
1957: January	34.7	34.1	33.0	34.9	37.8	33.2	38.8	32.3	37.2	36.8	37.4
February	36.9	36.3	36.1	36.5	38.2	34.1	39.5	35.1	39.6	40.3	39.3
March	36.7	36.0	35.4	36.5	38.1	34.8	39.3	35.2	39.4	39.9	39.1
April	36.8	36.2	35.7	36.5	38.1	34.8	39.3	35.4	39.1	39.9	38.6
May	37.2	36.4	36.0	36.8	38.1	35.3	39.3	35.8	39.8	40.1	39.4
June	37.8	36.9	36.6	37.2	38.4	35.3	39.9	36.4	40.7	41.7	39.9
July	37.9	36.8	36.7	36.8	37.8	35.2	39.3	36.2	41.8	43.5	40.3
August	38.3	37.2	37.2	37.3	38.7	35.8	39.2	36.5	42.1	43.8	40.6
September	37.7	36.8	36.4	37.0	38.8	35.5	39.5	36.0	40.8	41.6	40.1
October	37.5	36.6	36.4	36.7	38.4	34.8	39.5	35.6	40.6	41.5	39.8
November	34.9	34.4	33.7	34.8	36.5	33.4	37.5	33.7	36.6	36.2	37.0
December	35.5	34.9	34.3	35.3	38.2	33.3	39.4	33.2	37.9	37.2	38.5
1958: January	35.8	35.3	34.9	35.5	38.2	33.5	38.5	33.7	38.1	38.2	38.1
AVERAGE HOURLY EARNINGS											
Year: 1954	\$2.54	\$2.60	\$2.47	\$2.69	\$2.71	\$2.62	\$2.92	\$2.64	\$2.31	\$2.14	\$2.44
1955	2.60	2.66	2.52	2.77	2.80	2.72	2.98	2.71	2.36	2.21	2.50
1956	2.73	2.80	2.64	2.92	2.94	2.86	3.18	2.86	2.49	2.33	2.63
1957	2.89	2.97	2.77	3.10	3.12	3.00	3.37	3.02	2.64	2.43	2.81
1957: January	2.84	2.92	2.72	3.05	3.06	2.93	3.29	2.97	2.55	2.28	2.72
February	2.84	2.91	2.72	3.05	3.06	2.92	3.31	2.97	2.56	2.31	2.71
March	2.84	2.91	2.71	3.04	3.07	2.94	3.34	2.94	2.55	2.30	2.72
April	2.85	2.92	2.73	3.05	3.07	2.94	3.32	2.97	2.58	2.34	2.76
May	2.86	2.94	2.75	3.06	3.09	2.95	3.35	2.99	2.61	2.41	2.79
June	2.86	2.94	2.75	3.08	3.11	2.99	3.36	2.99	2.62	2.43	2.79
July	2.88	2.96	2.78	3.08	3.09	3.01	3.38	3.00	2.65	2.46	2.83
August	2.90	2.97	2.79	3.10	3.12	3.01	3.38	3.03	2.67	2.49	2.84
September	2.94	3.02	2.82	3.15	3.19	3.03	3.40	3.08	2.70	2.50	2.89
October	2.94	3.02	2.82	3.16	3.18	3.04	3.43	3.09	2.69	2.49	2.87
November	2.96	3.03	2.83	3.16	3.19	3.06	3.42	3.09	2.70	2.47	2.88
December	2.97	3.05	2.85	3.17	3.19	3.07	3.42	3.10	2.70	2.45	2.86
1958: January	2.99	3.07	2.87	3.20	3.21	3.12	3.41	3.13	2.68	2.43	2.83
Percent change, January 1957 to 1958											
Avg. wkly. earnings ..	+8.6	+8.8	+11.6	+6.7	+6.0	+7.4	+2.9	+10.0	+7.6	+10.6	+6.8
Avg. wkly. hours	+3.2	+3.5	+5.8	+1.7	+1.1	+ .9	- .8	+ 4.3	+2.4	+ 3.8	+1.9
Avg. hrly. earnings	+5.3	+5.1	+5.5	+4.9	+4.9	+6.5	+3.6	+5.4	+5.1	+6.6	+4.3

Source: Department of Labor.

(NOTE: Table G-7, Registered Apprentices in the Building Trades, is published on a semiannual basis, as data become available.)

1958 Emergency Housing Act. (Public Law 85-364, approved April 1, 1958.)

This is an emergency measure, designed to stimulate the homebuilding industry and the general economy by increasing the market for homes. Among the major provisions of P.L. 85-364 are the following:

MINIMUM DOWNPAYMENTS FOR FHA-INSURED SALES HOUSING

Minimum downpayments permitted for Sec. 203(b) Sales Housing Loans (the bulk of the FHA program) were lowered to 3 percent of the first \$13,500 of the appraised value of the home, plus 15 percent of the next \$2,500 and 30 percent of the amount above \$16,000. For new housing loans under the Sec. 220 Rehabilitation and Neighborhood Housing Insurance Program, the same minimum downpayment schedule is applicable, except that the mortgage amount is based upon the FHA estimate of replacement cost of the property rather than an FHA estimate of value. The former statutory minimum downpayment was 3 percent of the first \$10,000 of the appraised value (or replacement cost), plus 15 percent of the next \$6,000, and 30 percent of the remainder. For dwellings less than a year old which have not been approved by FHA for mortgage insurance before the start of construction, the minimum downpayment allowed under P.L. 85-364 is 10 percent of the first \$13,500 of value (\$10,000 under previous law).

No change was made in the maximum amount of the mortgage that FHA can insure, which is \$20,000 for 1- or 2-family residences.

Also unchanged from existing law is the provision that when the mortgagor is not the occupant of the housing (e.g., a builder-mortgagor), the maximum amount that can be mortgaged is 85 percent of the mortgage loan amount available to the owner-occupant.

FNMA SPECIAL ASSISTANCE PROGRAMS

P.L. 85-364 increases from \$450 million to \$950 million the Federal National Mortgage Association's special assistance fund made available to the President for the purchase of Government-backed home mortgages which are not otherwise marketable, and for the purchase of federally assisted home mortgages generally as a means of aiding the national economy.

FNMA's special assistance authority to purchase and make commitments to purchase title VIII military housing mortgages was increased from \$450 million to \$500 million. Of the additional amount authorized, \$25 million was earmarked for Capehart housing insured under section 803 of the National Housing Act, and \$25 million for housing at research and development centers insured under section 809.

A new special assistance revolving fund of \$1 billion is authorized for FNMA purchase of FHA-insured or VA-guaranteed mortgages on new homes for which the loan does not exceed \$13,500. FNMA is required to pay par, or 100, for these mortgages, until August 8, 1958, since they would be purchased under its special assistance functions. (See Construction Review, Vol. 3, No. 8, August 1957, p. 45.)

VA LOAN-GUARANTY AND DIRECT-LOAN PROGRAMS

The termination date of the Veterans Administration loan-guaranty and direct-loan programs for World War II veterans' purchase or construction of homes, farms, and business property, was extended to July 25, 1960.

The statutory maximum interest rate for VA-guaranteed loans was increased from 4-1/2 percent to 4-3/4 percent. With the approval of the Secretary of the Treasury, the Administrator of Veterans' Affairs may adjust the rate up to the statutory limit, provided the rate established is at least 1/2 percent below the rate set by the FHA Commissioner for loans insured under section 203(b) of the National Housing Act. The interest rate on VA direct loans may not exceed the rate on guaranteed loans. The present interest rate on FHA loans is 5-1/4 percent.

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In connection with the direct-loan program, P.L. 85-364 increases the mortgage ceiling from \$10,000 to \$13,500. It also defines the areas eligible for direct loans as rural areas, small cities, and towns not near large metropolitan areas. Previous law did not contain any geographical limitations as to where the program was to operate.

In addition, P.L. 85-364 provides an authorization of \$150 million for the direct-loan program for each of the fiscal years 1959 and 1960, and \$50 million for the fourth quarter of fiscal year 1958.

The act also requires the VA to begin immediate processing of all direct loan applications, the processing to run concurrently with the usual 20-day working period (excluding Saturdays, Sundays, and legal holidays) allowed for action under the Voluntary Home Mortgage Credit Program. The VHMCP is designed to give the private market an opportunity to place the loan, before VA finally acts on the application. Previously the VA referred direct-loan applications first to the VHMCP, before processing at VA.

VA COMMITMENTS TO BUILDERS TO RESERVE DIRECT-LOAN FUNDS

Under the new law, the VA Administrator is authorized to issue commitments to builders and sponsors in a housing credit shortage area to reserve direct-loan funds for veterans' purchase of the homes to be built. The commitments are to be valid for 3 months, subject to extension for longer periods at the discretion of the Administrator. Builders or sponsors must pay a nonrefundable fee for the commitments, in an amount not to exceed 2 percent of the funds held in reserve for them.

If, during the life of the commitment, the sponsor enters into contracts with eligible veterans who wish to purchase homes, the Administrator will then enter into a commitment with the veteran for a loan for the purchase of the house. Furthermore, the Administrator can make advances to the builder on the veteran's loan during the construction period in an amount not to exceed the total cost of the land plus 80 percent of the value of the construction in place.

VA commitments to make direct loans to veterans may be referred to the VHMCP for purchase by a private lender. If, within 60 days after the loan made to the veteran by VA is fully disbursed, a private lender agrees to purchase the loan, he would be entitled to the commitment fee paid VA by the builder or sponsor.

INTEREST RATE ON MILITARY HOUSING MORTGAGES

Section 803(b) of the National Housing Act is amended by this law to increase from 4 percent to 4-1/2 percent the interest rate ceiling on military (Capehart) housing mortgages.

REPEAL OF DISCOUNT CONTROL

P.L. 85-364 repeals the provisions of the Housing Act of 1957 directing the FHA Commissioner and the VA Administrator to fix reasonable limits on the charges, fees, and discounts which may be imposed in connection with FHA-insured mortgages or VA-guaranteed loans.

Acceleration of Civil Public Works and Military Construction Programs. (Senate Concurrent Resolutions 68 and 69, adopted March 19, 1958.)

S. Con. Res. 68 declares it to be the sense of the Congress that the many authorized and urgently needed civil construction projects for which substantial appropriations have already been made should be accelerated to the greatest practicable extent, with a view to reducing unemployment, increasing the operation of the productive facilities of our economy, and moving forward the date for deriving benefits from the completed projects. It also commends the President and the executive agencies for the actions they have already taken to accelerate civil construction programs.

S. Con. Res. 69, a companion measure, has the same basic purpose as S. Con. Res. 68, except that it is directed toward military construction instead of civil public works.

These resolutions apply to unexpended balances of appropriated funds (as of December 31, 1957) totaling about \$7 billion, of which approximately \$4 billion was available for civil public works, and \$3 billion for military construction.

Second Supplemental Appropriation Act, 1958. (Public Law 85-352, approved March 28, 1958.)

This law contains the following major construction items:

Department of Health, Education, and Welfare, \$56,950,000 for Federal assistance to local educational agencies for the construction of school facilities in areas affected by Federal activities, under the provisions of Public Law 815, 81st Congress, as amended.

Department of the Interior, Bureau of Reclamation, \$10,000,000 for continuing construction of the Trinity River division of the Central Valley project, and \$10,000,000 for continuing work on the Glen Canyon unit of the Colorado River storage project.

National Advisory Committee for Aeronautics, \$2,500,000 for a new building to centralize data-processing facilities at the Langley laboratory, and \$2,500,000 for an ultra-high-temperature materials testing facility.

Construction Regulations

FHA Housing Credit Regulations Amended to Reduce Downpayment Requirements for Sales Housing Loans, Remove Discount Controls, and Increase Interest Rate for Military Housing Loans. (Federal Housing Administration Letter to All Approved Mortgagees, No. 58-4, dated April 1, 1958; and Federal Register, Vol. 23, No. 67, April 4, 1958, pp. 2215-2216.)

The Federal Housing Administration announced the following major changes in its regulations affecting home mortgage financing:

(1) The lower minimum downpayment requirements authorized by Public Law 85-364 (see above) were made effective for all applications for FHA insurance received on or after April 1, 1958, and may be applied, upon request of the lender, to cases in process or cases committed but not endorsed for insurance. Under the amended regulations, the minimum downpayment, exclusive of closing costs, may be 3 percent of the first \$13,500 of FHA appraised value (or replacement cost) of the property, plus 15 percent of the next \$2,500, and 30 percent of the amount above \$16,000, up to the FHA maximum mortgage limits. The new downpayment formula is applicable to all home mortgages (generally sales type housing) insured according to the requirements of sections 203, 220, and 809 of the National Housing Act.

Illustrations of how the new ruling affects the minimum downpayment schedule and the mortgage payments for 1- and 2-family dwellings covered by section 203(b) sales housing loans are presented in the table below.

Appraised value	Minimum downpayment				Monthly mortgage payment ¹	
	New terms		Old terms		New terms	Old terms
	Amount	Percent	Amount	Percent		
\$10,000	\$300	3.0	\$300	3.0	\$57.66	\$57.66
\$12,000	400	3.0	600	5.0	68.95	67.76
\$14,000	500	3.4	900	6.4	80.25	77.86
\$16,000	800	4.9	1,200	7.5	90.35	87.97
\$18,000	1,400	7.7	1,800	10.0	98.67	96.30
\$20,000	2,000	9.9	2,400	12.0	106.99	104.62

¹ In computing these monthly payments, which cover principal, interest, and a 1/2-percent insurance premium charge, the minimum downpayment and maximum repayment period of 30 years were assumed. Payments to interest and principal combined are in equal monthly installments; the FHA mortgage insurance premium, which is based on the outstanding balance, declines each year. The mortgage amounts upon which these payments are based reflect multiples of \$50 up until \$15,000, and \$100 for mortgage amounts in excess of \$15,000. Interest is at 5-1/4 percent per annum, and the monthly payment includes 1/12th of the first annual mortgage insurance premium.

(2) In connection with individual home mortgages insured under sections 203, 220, 221, 222, and 809 of the National Housing Act, FHA control of discounts was discontinued, except as follows: A borrower still may be charged a reasonable or customary discount, subject to review by the FHA Commissioner, when (a) the loan is for the purpose of refinancing a mortgage covering property owned by him, (b) the borrower is constructing a dwelling for his own occupancy, and (c) the borrower is a builder constructing houses for sale and executes the mortgage in his own name.

All discount controls were removed for multifamily housing programs--sec. 207 rental housing, sec. 213 cooperative housing, sec. 220 rehabilitation housing, sec. 221 relocation housing, and sec. 809 military housing. However, under the 213 sales type program, borrowers cannot be charged a discount when individual mortgages are released from the blanket project mortgage.

The removal of discount control is effective with respect to applications received on or after April 1, 1958, and also applies to applications in process and outstanding commitments where a joint request is filed by the lender and sponsorship and/or borrower upon approval by the Director of the FHA insuring office. In the case of any sec. 213 project, all members of the cooperative corporation shall join in the request.

(3) The interest rate for sec. 803 Armed Services (Capehart) housing was increased from 4 percent to 4-1/4 percent with respect to projects on which bids had not been opened as of April 1, 1958.

VA Loan Guaranty Regulations Amended to Remove Downpayment Requirement, Increase Interest Rate, and Discontinue Discount Controls on GI Home Loans. (White House press release, issued April 4, 1958; and Federal Register, Vol. 23, No. 67, April 4, 1958, pp. 2216-2218.)

The Veterans Administration made the following major changes in its loan guaranty regulations, effective April 4, 1958:

(1) The 2-percent downpayment requirement on VA-guaranteed home loans, imposed June 30, 1955, was removed. Veterans still must pay in cash the expenses of closing the loan, and lenders still may require a downpayment as a condition of extending a mortgage loan.

(2) The maximum permissible interest rate on VA-guaranteed home loans was increased from 4-1/2 percent to 4-3/4 percent. The higher rate will not apply to loans already closed or to cases where the VA had issued a commitment to guarantee prior to April 4, 1958.

Effects on monthly mortgage payments of the no downpayment provision and the increased interest rate are indicated in the table below:

Purchase price	Minimum downpayment		Monthly mortgage payment ¹	
	New terms	Old terms	New terms	Old terms
\$10,000	0	\$200	\$52.16	\$49.66
\$12,000	0	240	62.59	59.59
\$14,000	0	280	73.02	69.52
\$16,000	0	320	83.46	79.45
\$18,000	0	360	93.89	89.38
\$20,000	0	400	104.32	99.31

¹ Assumes maximum repayment period of 30 years, and amortization in equal monthly installments.

(3) The controls on fees, charges, and discounts on mortgages which had been in effect since August 5, 1957, were discontinued. Discounts cannot be charged to a veteran buying a home under VA guaranty, but must be absorbed by the builder or seller.

FHA Regulations Amended to Liberalize Eligibility Standards for Farm Building Construction and Improvement Loans. (Farmers Home Administration letter 559 (444), dated March 20, 1958.)

On March 20, 1958, the Farmers Home Administration liberalized its eligibility standards so that loans for farm building and home modernization can now be extended to families who own farms that are smaller than the units which previously qualified a borrower. Under the new rule, an owner of a farm in agricultural production and on which the operator plans to produce at least \$400 worth of farm commodities for sale or home use may qualify for the 4-percent, 33-year farm construction loan, provided he also meets other standard eligibility requirements. Formerly, an applicant had to own a farm large enough to produce a substantial part of his cash income.

The loans are made to farm owners who cannot obtain adequate financing through banks or other regular credit channels. Loan funds may be used to build, improve, replace, or repair farm houses or other essential farm buildings, and to provide water for farmstead and household use. They may be used also for farm home modernization purposes, such as adding bathrooms, utility rooms, modern kitchens, as well as for enlarging or remodeling farm service buildings, but they cannot be used to buy land or refinance debts.

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